



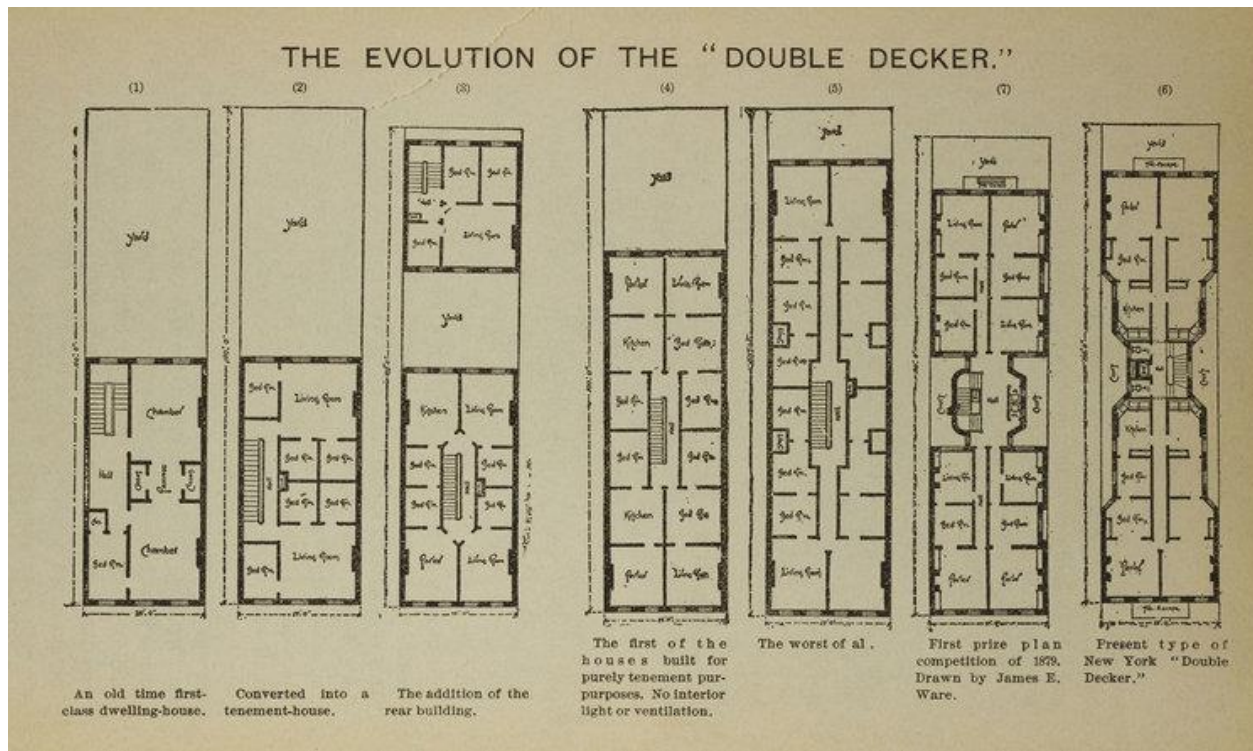
# Land Use 101 Topics

- Origins of Zoning
- Zoning Mechanics & Land Use
- Zoning Concepts & Tools
- Helpful Planning Resources



# Origins of Zoning

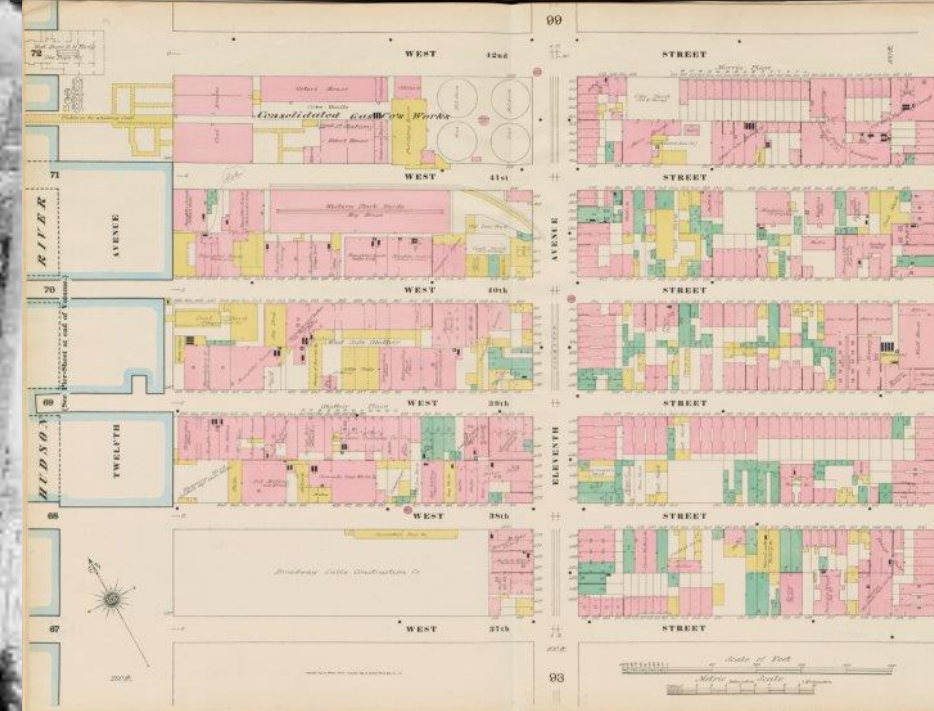
- 1840 to 1900 – immigration & growth led to tenements
- Poor conditions to better living conditions
- Passed tenement regulations
  - “old law” tenement (1879-1901)
  - “new law” - tenement (after 1901)





# Origins of Zoning

## Hell's Kitchen Before Zoning Resolution



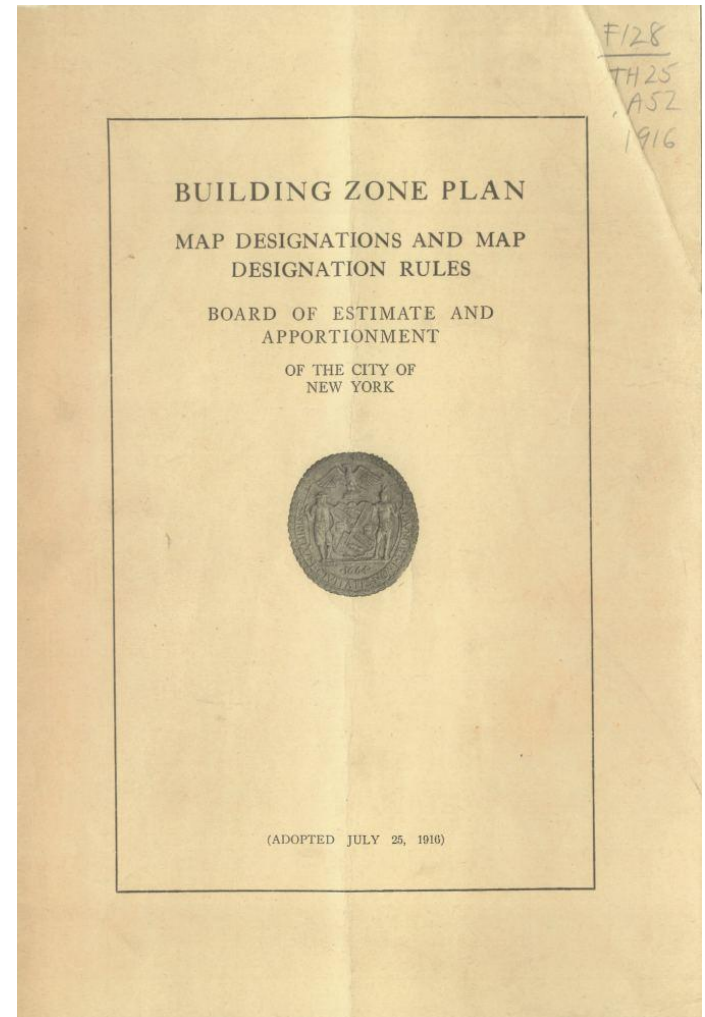
# Origins of Zoning

- Equitable Building  
1915 Broadway at  
Pine Street
  - 42 stories → out  
of context
  - Outrage ensued



# Evolution of NYC Zoning Resolution

- 1916 - New York City enacted the nation's first comprehensive zoning resolution to protect and promote public health, safety & general welfare
  - Established Use Groups to coordinate different uses
  - Introduced Bulk regulations to control density and ensure air & light such as sky exposure plane
  - Addressed progress of the automobile





# Sky Exposure Plane

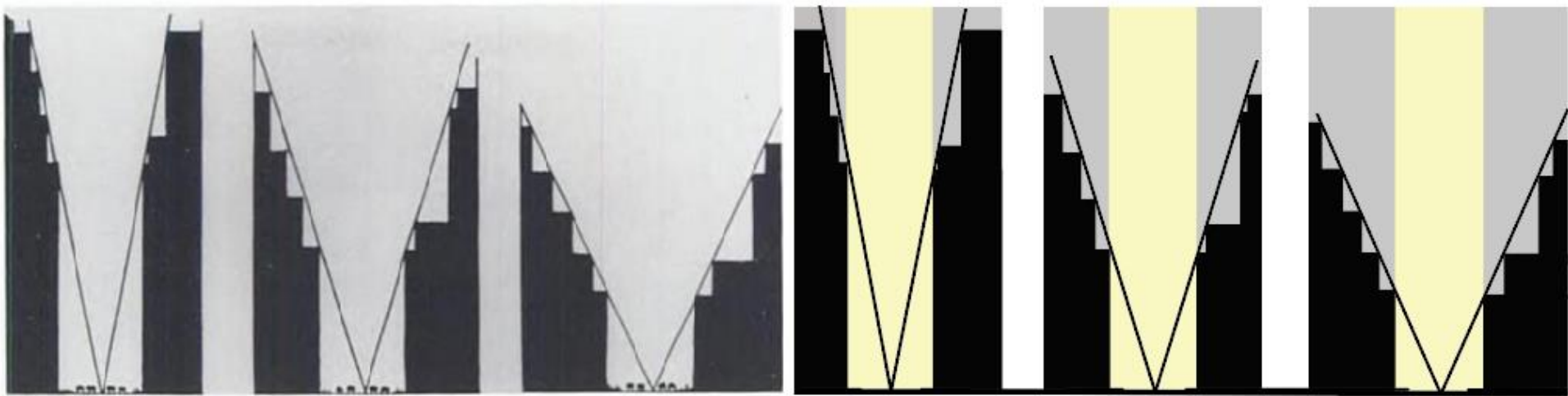
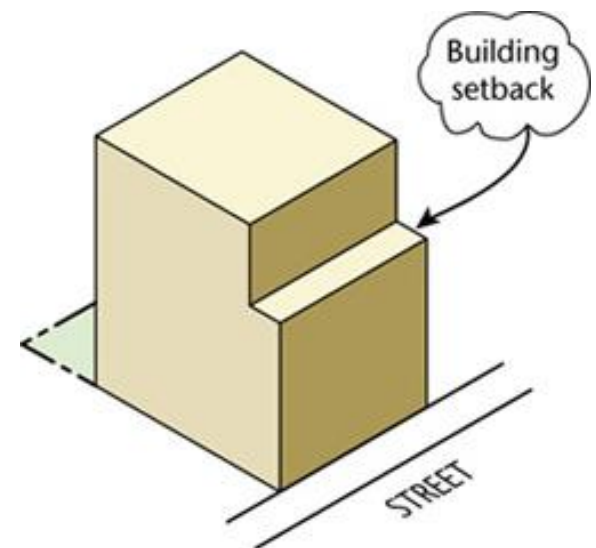
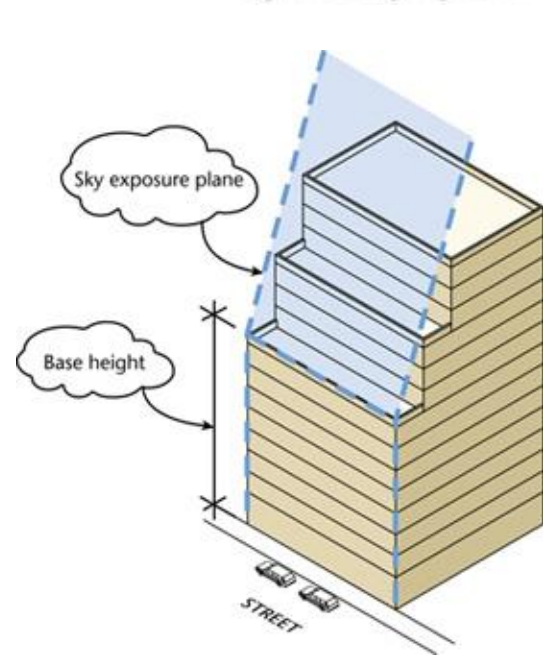


Fig. 75 Zoning diagrams, three height districts.

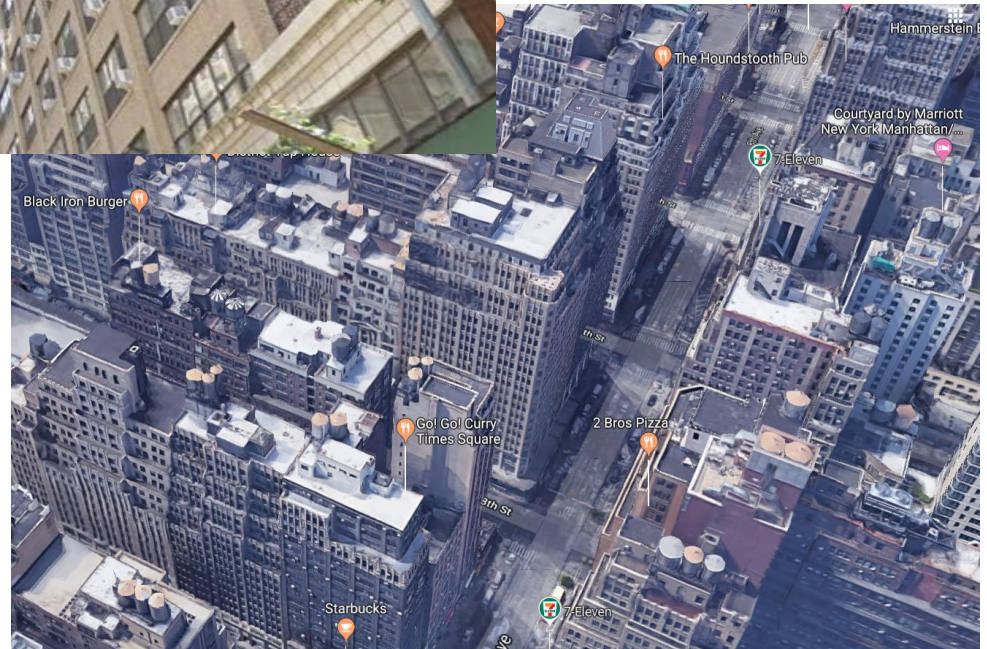




# Wedding Cake Setbacks



# Garment Center—Wedding Cake Setbacks





# 1916 Zoning Resolution Built Results



# Zoning Power

- 1926 Standard State Zoning Enabling Act (SZEA) by the US Department of Commerce
  - For the purposes of promoting health, safety, morals, or the general welfare
  - Gives states **Police Power**, which is the broad authority of the states to pass and enforce laws for the well-being of the public
  - Specifically gives powers to regulate Bulk & Use

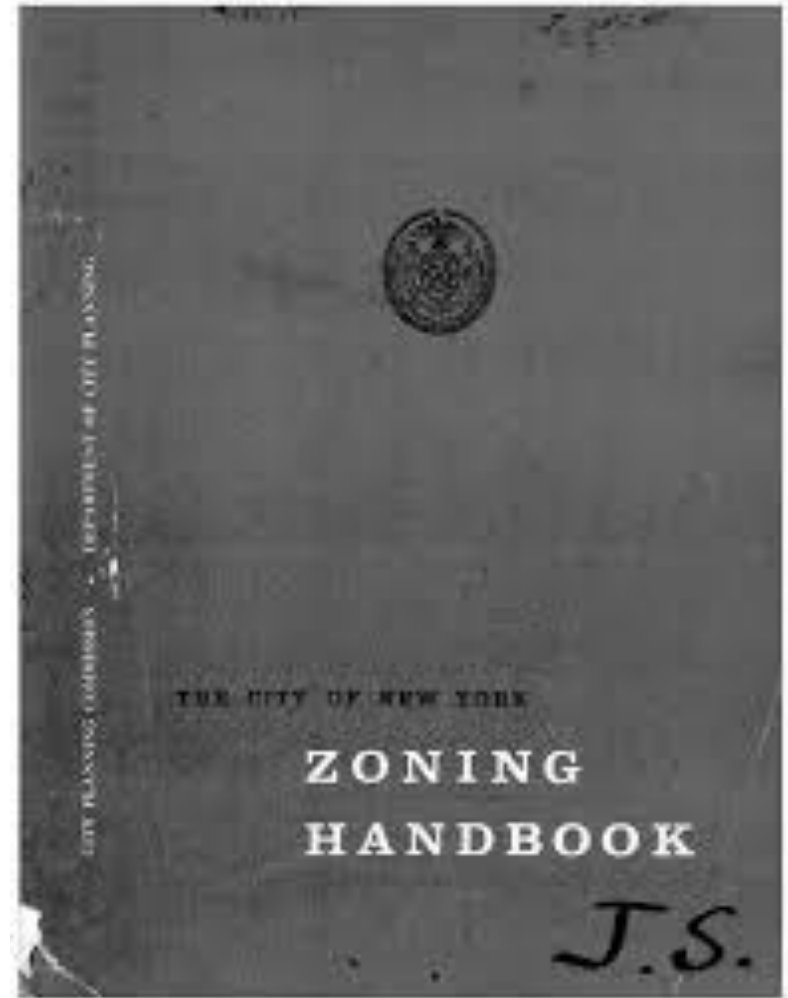


# Evolution of NYC Zoning Resolution

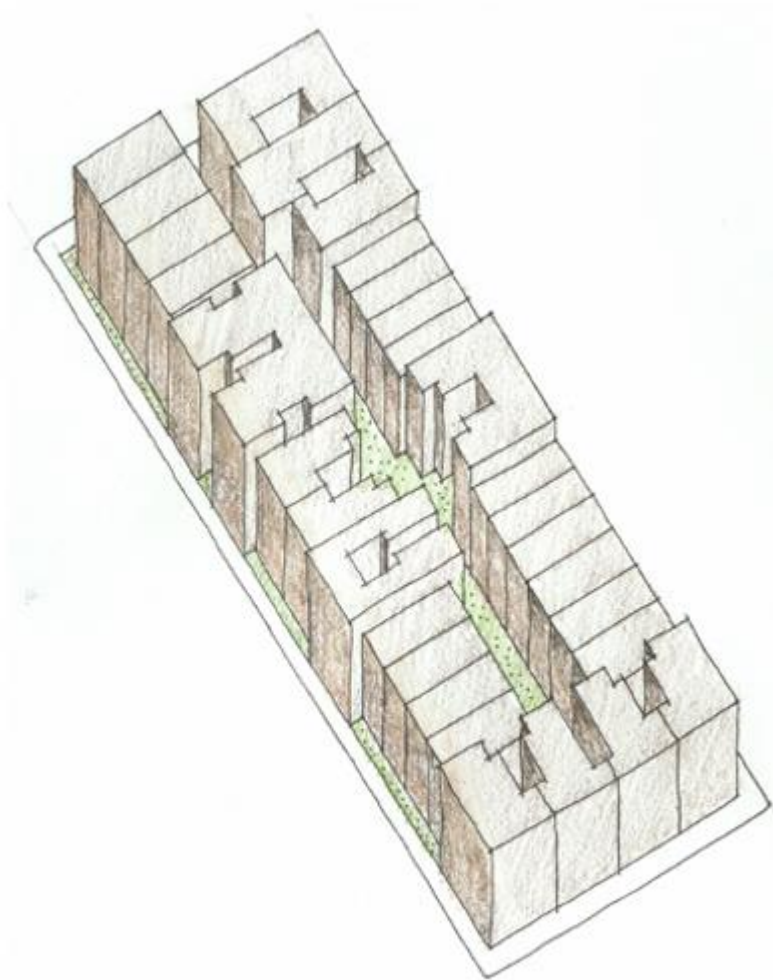
- From 1916 to 1961, there were over 2500 amendments to the 1916 Zoning Resolution

# Evolution of NYC Zoning Resolution

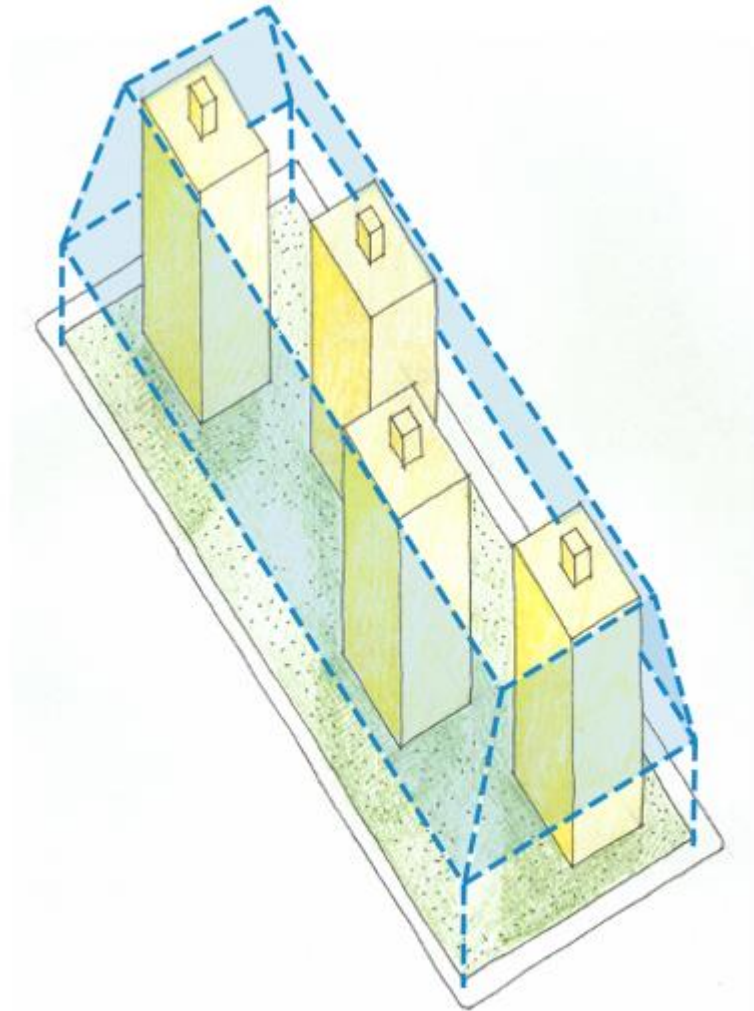
- 1961 - Zoning Resolution is entirely revised
  - Towers in the Park - Floor Area Ratio (FAR) & Open Space Ratio (OSR)
  - Incentive zoning
  - Parking Requirements



# Towers in the park



Existing configuration



Towers in the Park concept

# Towers in the Park

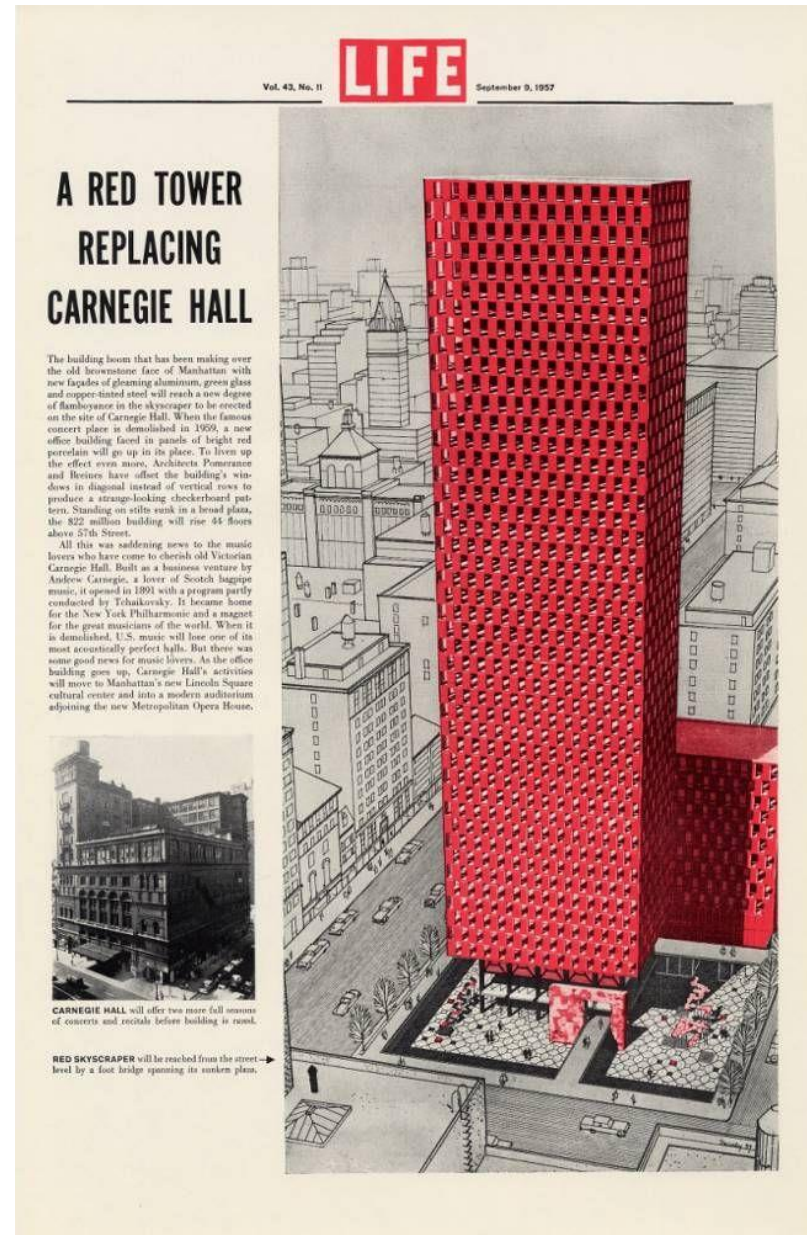


Penn South Cooperative

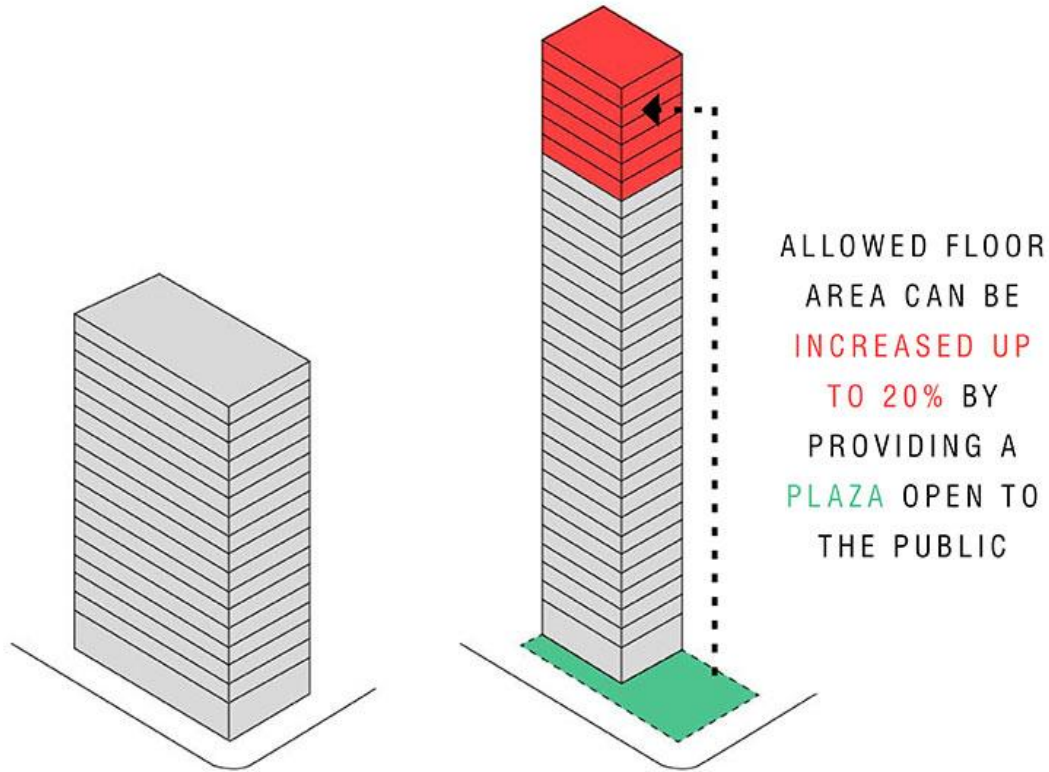


# Evolution of NYC Zoning Resolution

- But it led to ideas like this one--



# Incentive Zoning: Plaza Bonus





# Parking Requirements

Incorporation of Parking Requirements

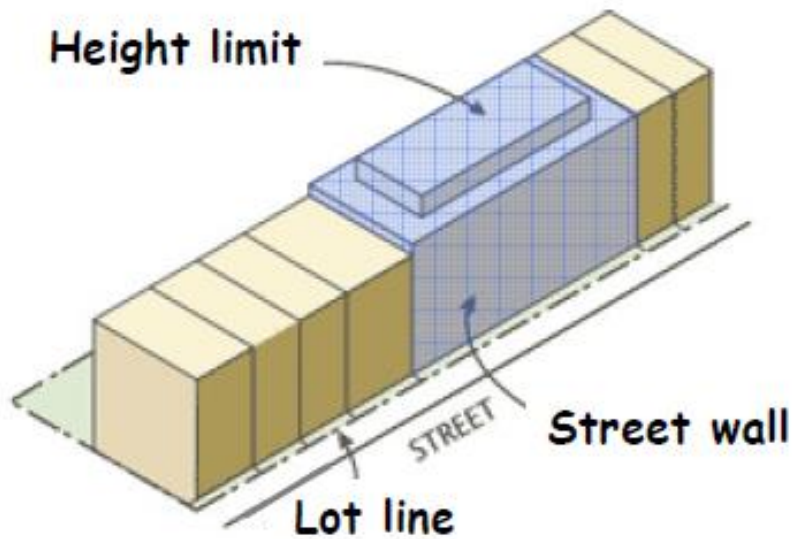


# Other Notable Zoning Measures

- **1984:**
  - **Contextual Zoning**
    - Height, set back, and building envelope regulations
- **1987:**
  - **Quality Housing**
    - Includes street trees, dwelling unit sizes, street wall continuity etc.
  - **Inclusionary Housing**
    - Offers optional floor area **bonus** in exchange for the creation or preservation of affordable housing, on-site or off-site, principally for low-income households

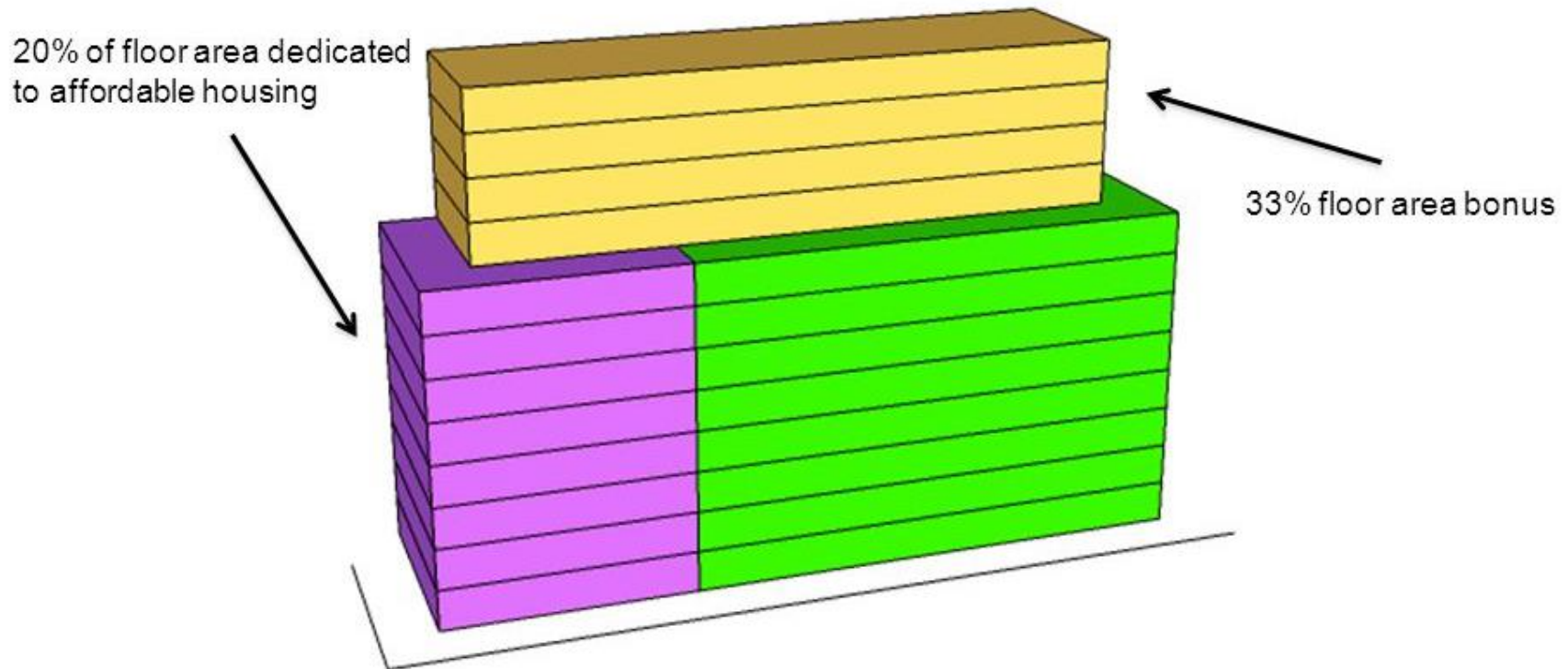


# Contextual zoning (1984)



# Inclusionary Housing (1987)

Bonuses allow bigger buildings in exchange for a public benefit.



# Zoning Mechanics



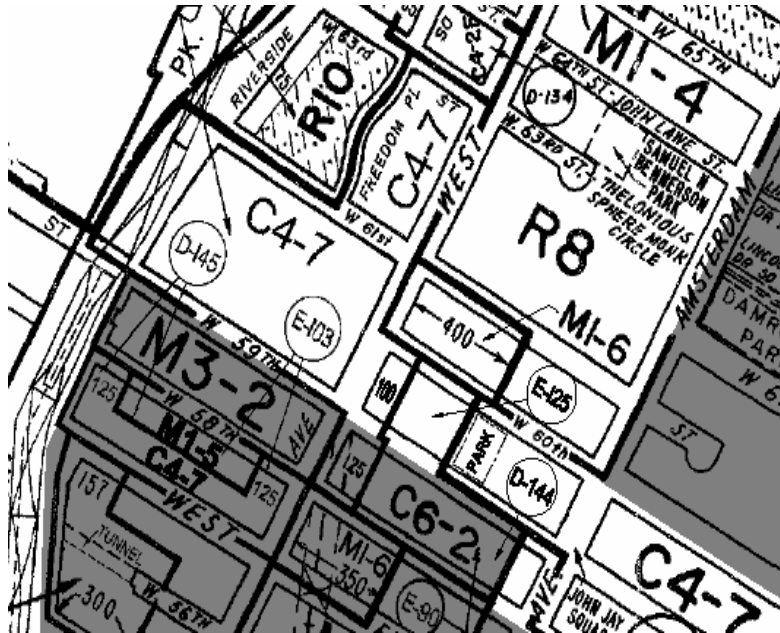


# Zoning

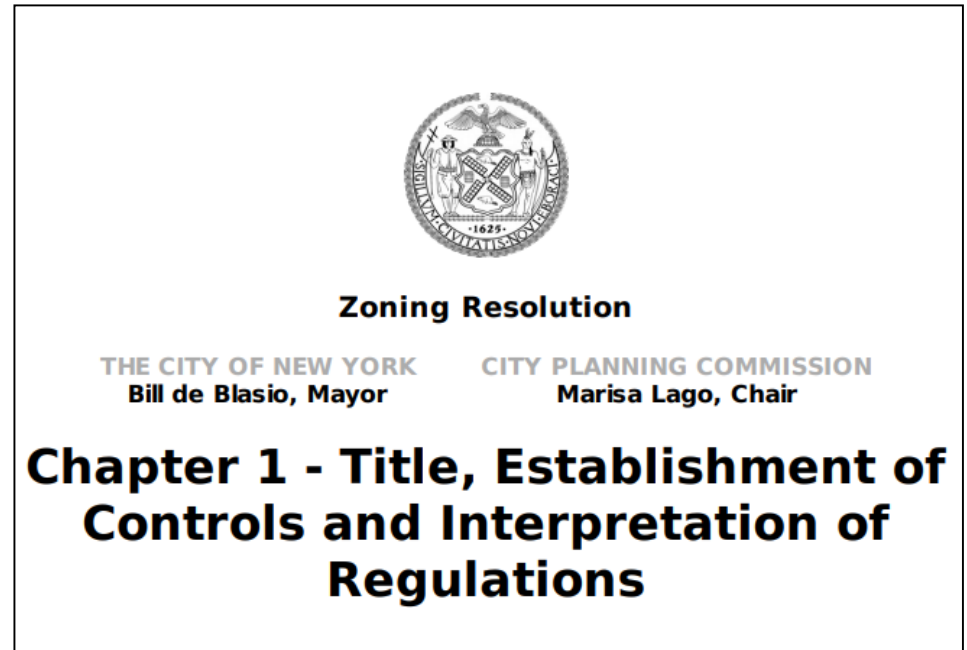
- Modern Zoning Controls strive to ensure functional relationship between all the different users and framework for appropriate growth
- Zoning Controls
  - Land Use
  - Density (Floor Area Ratio)
  - Density (Number of Units)
  - Lot Coverage
  - Building size
  - Parking & Signage

# Zoning

Map



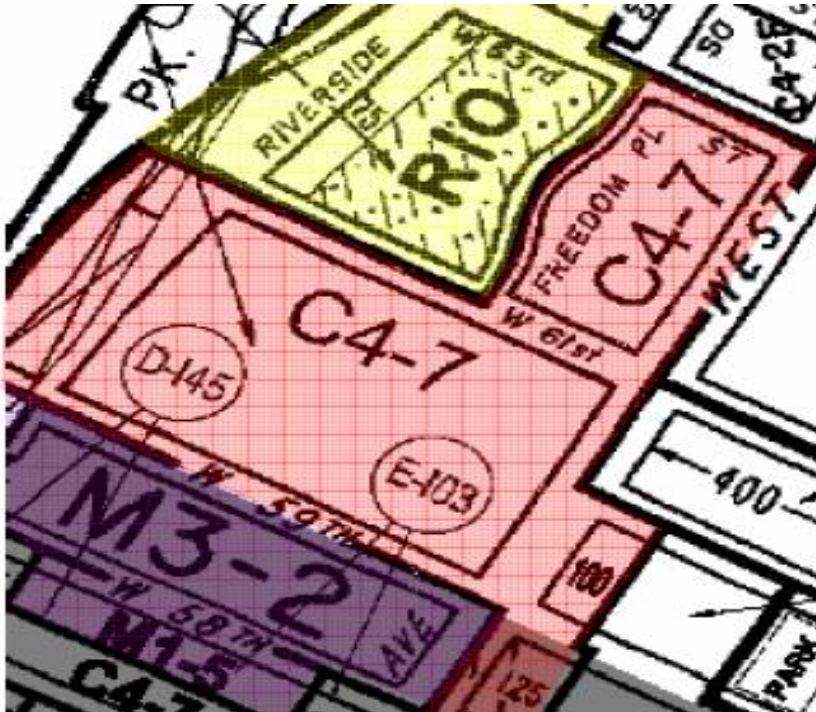
Text



How many pages are there?

# Zoning

## Districts



## Designations

Residential Density	
District	Dwelling Unit Factor
R1-1	4,750
R1-2	2,850
R2 R2A	1,900
R2X	2,900
R3-1 R3-2 <sup>1</sup>	625
R3A	710
R3-2 R4 R4-1 R4B	870
R3X	1,000
R4A	1,280
R5 R5D	760
R4(infill) R5(infill) R5B	900
R5A	1,560
R5B <sup>2</sup>	1,350
R6 R7	680
R8 R8A R8X R9 R9A	740
R9-1 R9X R10	790



# Zoning Vs. Land Use

## Zoning Uses

- Residential
- Commercial
- Manufacturing

## Land Uses

- Residential
- Commercial
- Industrial
- Parks
- Institutions
- Mixed Use
- Transport / Parking
- Vacant Lots

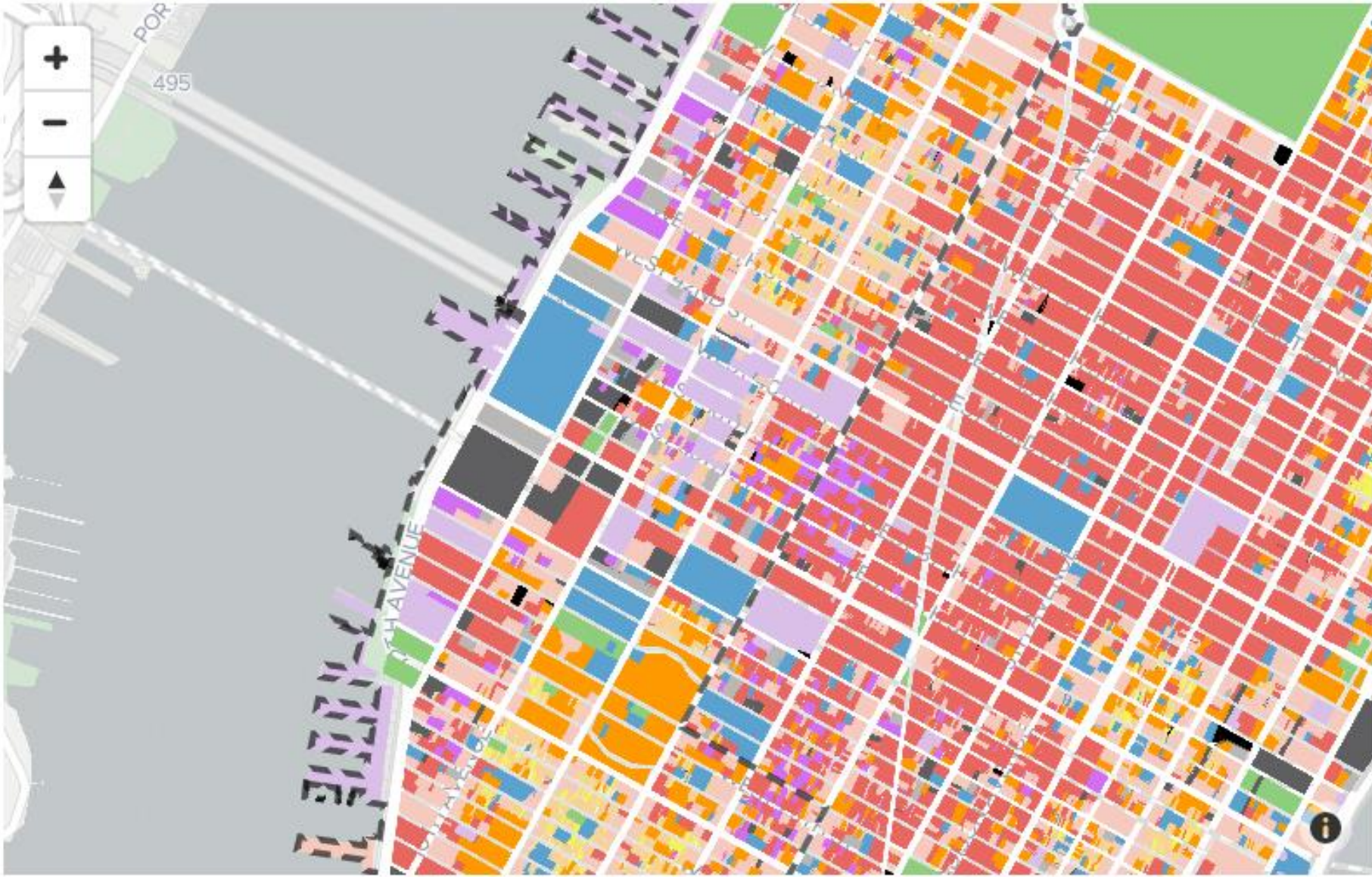
# Land Use Groups

- 1 & 2 Residential
- 3 & 4 Community Facilities
- 5 - 9 Commercial / Local retail & Services
- 10 - 11 Regional Shopping Centers/Amusement
- 12 - 15 Waterfront / Recreation
- 16 General Services / Heavy Automotive
- 17 & 18 Manufacturing

Zoning Districts	USE GROUPS																	
	Residential Use Groups		Community Facility Use Groups		Retail & Commercial Use Groups										Gen. Service	Mfg. Use Groups		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Residential Districts																		
R1 R2 Single-family detached																		
R3A* R3X R4A R5A Single- & two-family detached																		
R3-1 R4-1* Single- & two-family detached & semi-detached																		
R4B* Single- & two-family detached, semi-detached & attached																		
R3-2 R4 R5 R5B* R6-R10 Detached, semi-detached & attached																		
Commercial Districts																		
C1 Local Retail																		
C2 Local Service																		
C3 Waterfront & Recreation																		
C4 General Commercial																		
C5 Central Commercial (Restricted)																		
C6 Central Commercial (General)																		
C7 Commercial Amusements																		
C8 General Service																		
Manufacturing Districts																		
M1 Light Manufacturing																		
M2 Medium Manufacturing																		
M3 Heavy Manufacturing																		

\* Zero lot line buildings permitted

Land Use ⓘ

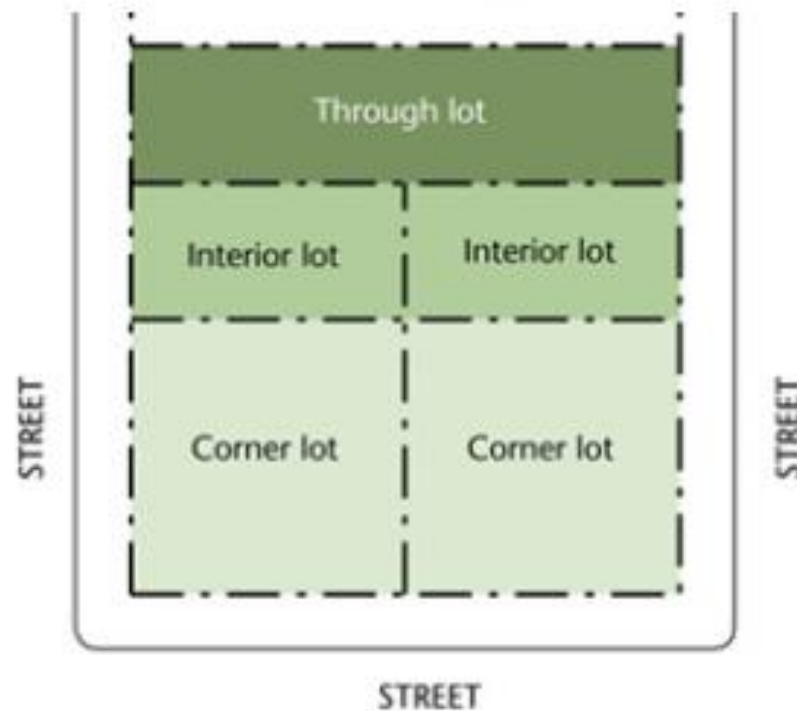




# Zoning ⓘ



# Zoning Concepts & Tools

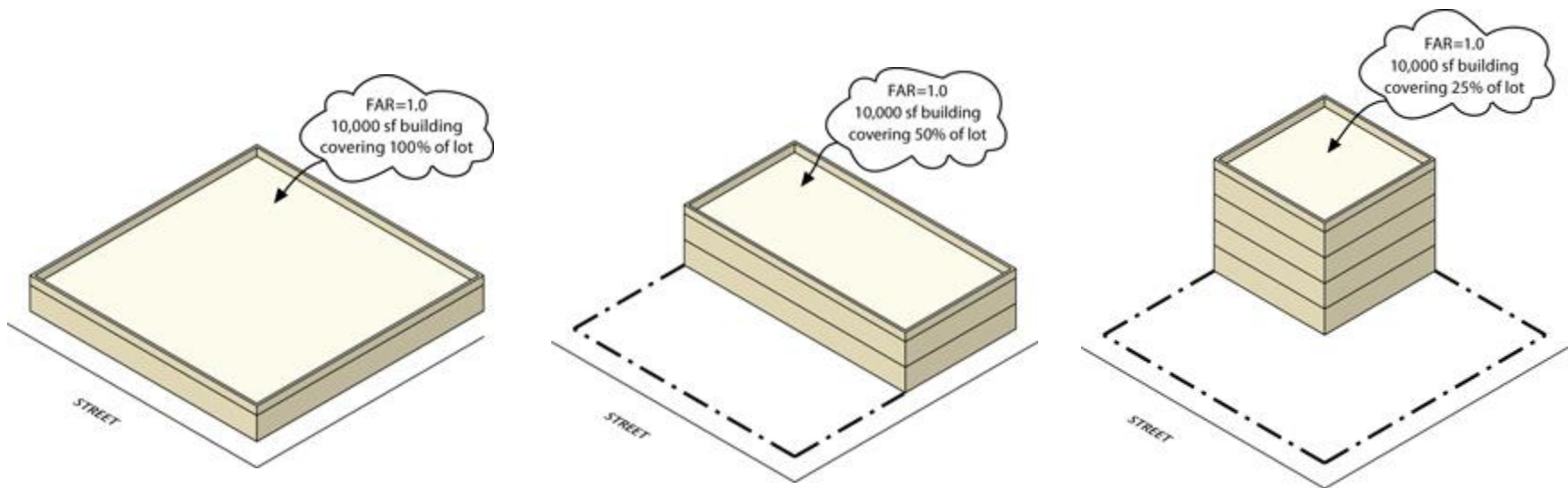


# Zoning Concepts & Tools

- Floor Area Ratio
- Transfer of development rights
- Lot Mergers
- Overlay districts
- As-of-right development
- Uniform Land Use Procedure

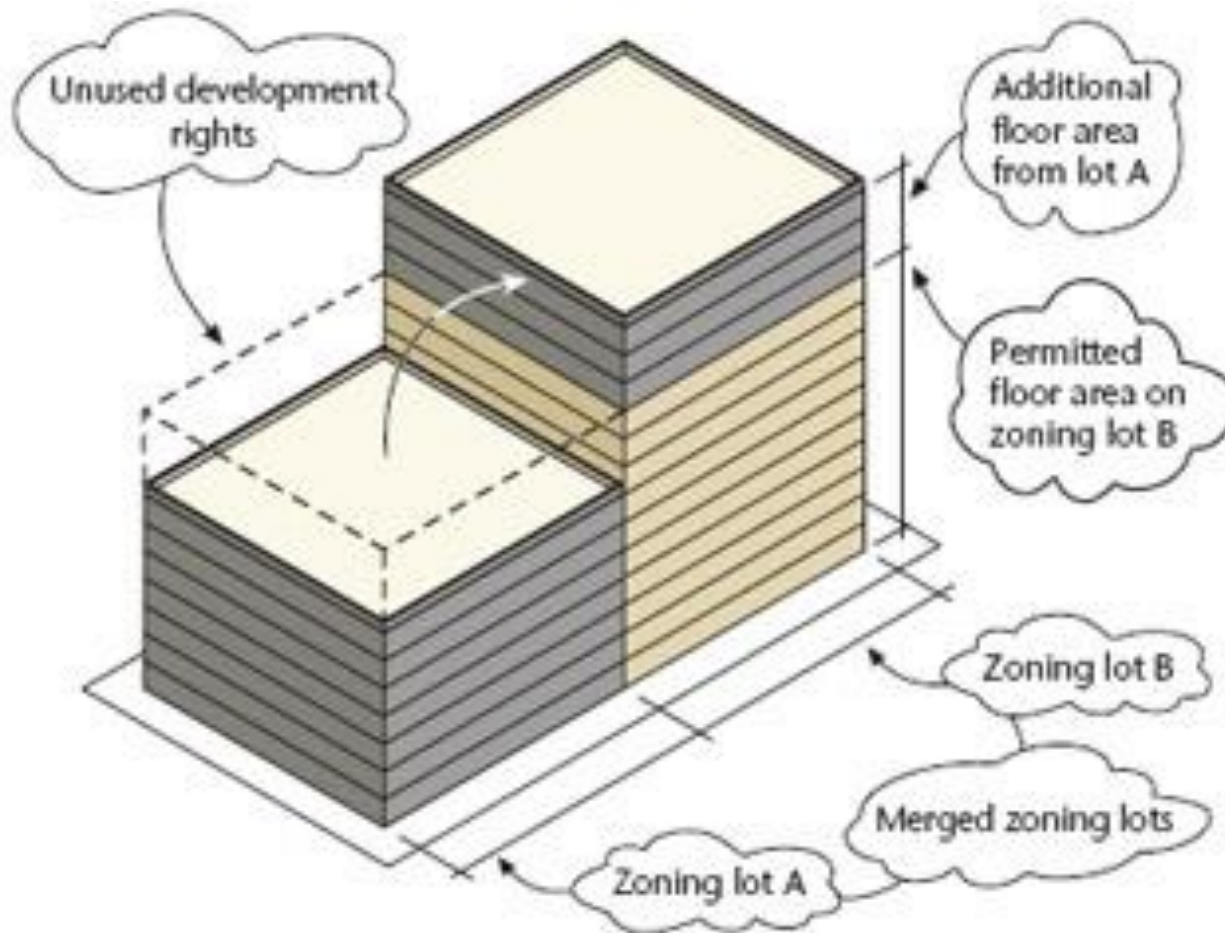


# Floor Area Ratio (FAR)



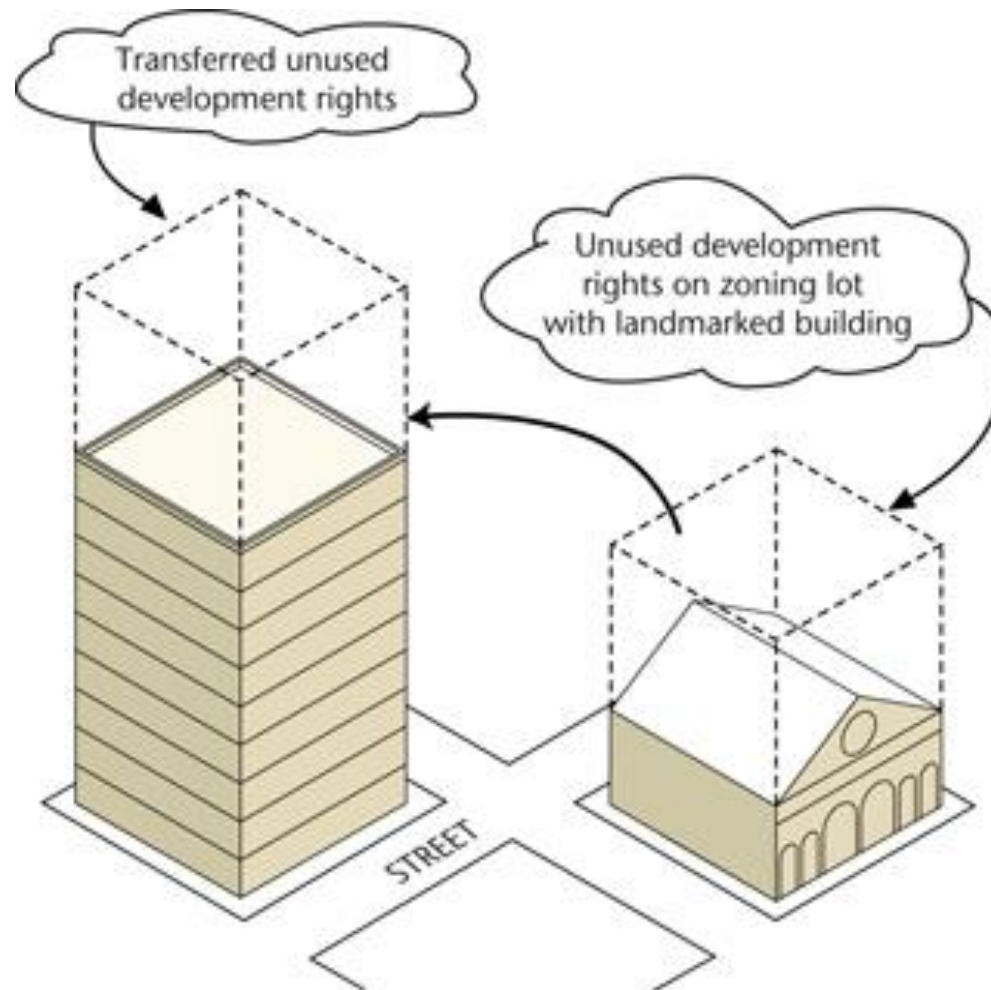
# Zoning Lot Mergers

- Enable development rights to shift around a single zoning lot



# Transfer of development rights

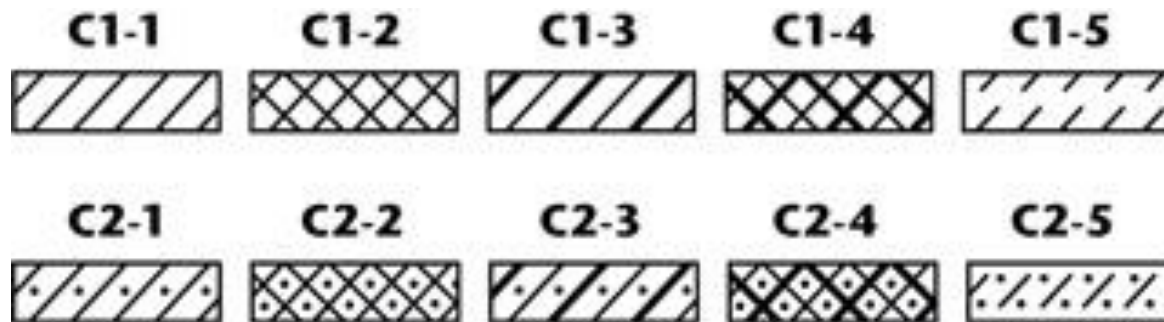
**TDRs:** Enable development rights to hop from one lot to another – sometimes at a distance of several blocks





# Overlay Districts

- E.g. commercial overlay
- Commercial district mapped within residential districts to serve local retail needs (grocery stores, dry cleaners, restaurants)
- Shown superimposed on map



# As-of-Right Development

- Most development in New York City occurs as-of-right
- Zoning enforced by NYC Department of Buildings (DOB)
  - Issues permits in compliance with the Zoning Resolution and the Building Code
  - Grants certificates of occupancy
  - Interprets provisions of the Zoning Resolution
  - Prosecutes zoning violations
  - Maintains public records

# ULURP

## The Six Phases of the Uniform Land Use Review Process



Source: Brownstoner <https://www.brownstoner.com/development/ulurp/>



# Key NYC Planning Tools

- [NYC ZAP](#): Find New York City Zoning & Land Use Applications
- [NYC ZOLA](#): New York City's Zoning & Land Use Map
- [NYC Capital Planning Platform](#): Explore NYC Facilities
- [NYC Community District Profiles](#): Data, maps, and other resources for each community district
- [NYC Population Fact Finder](#): Detailed population profiles showing critical demographic, social, economic, and housing statistics over time

# Sources

- [Department of City Planning](#)
- [Office of the Manhattan Borough President](#)
  - Gale Brewer (2014- Present)
  - Scott Stringer (2006-2013)
- NYPL Digital Collections



# Zoning & Land Use

## 102

Special Zoning Districts in Manhattan  
Community District #4



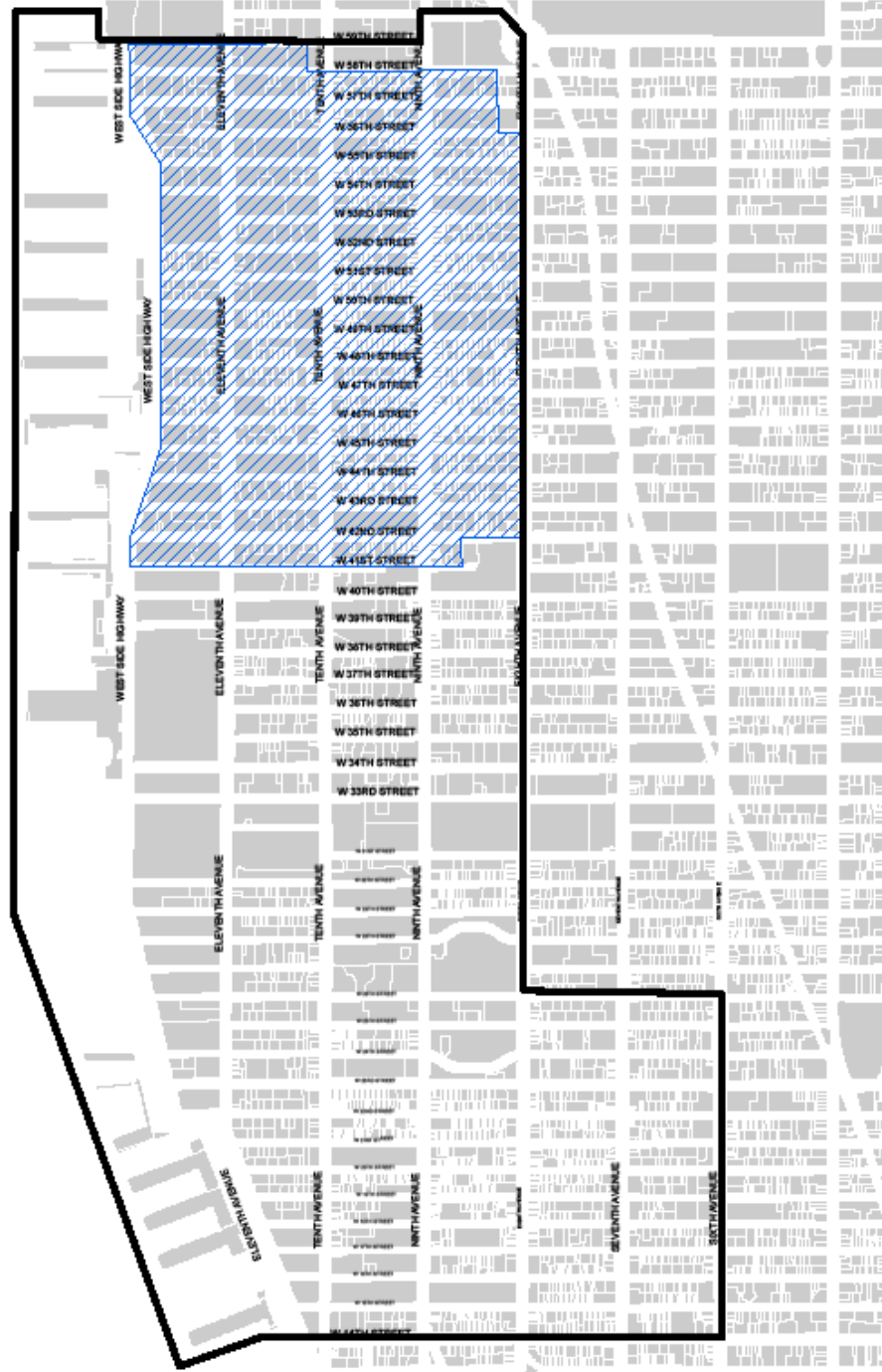
- Why do Special Districts exist?
  - Since 1969, the City Planning Commission has been designating special zoning districts to achieve specific planning and urban design objectives in defined areas with unique characteristics.
- How do Special Districts get mapped?

# Adoption of Special Districts

- Clinton – 1974
- Midtown – 1982
- Jacob K. Javits Convention Center – 1986  
– Removed in 2005
- Garment Center – 1987
- Hudson Yards – 2005
- West Chelsea – 2005

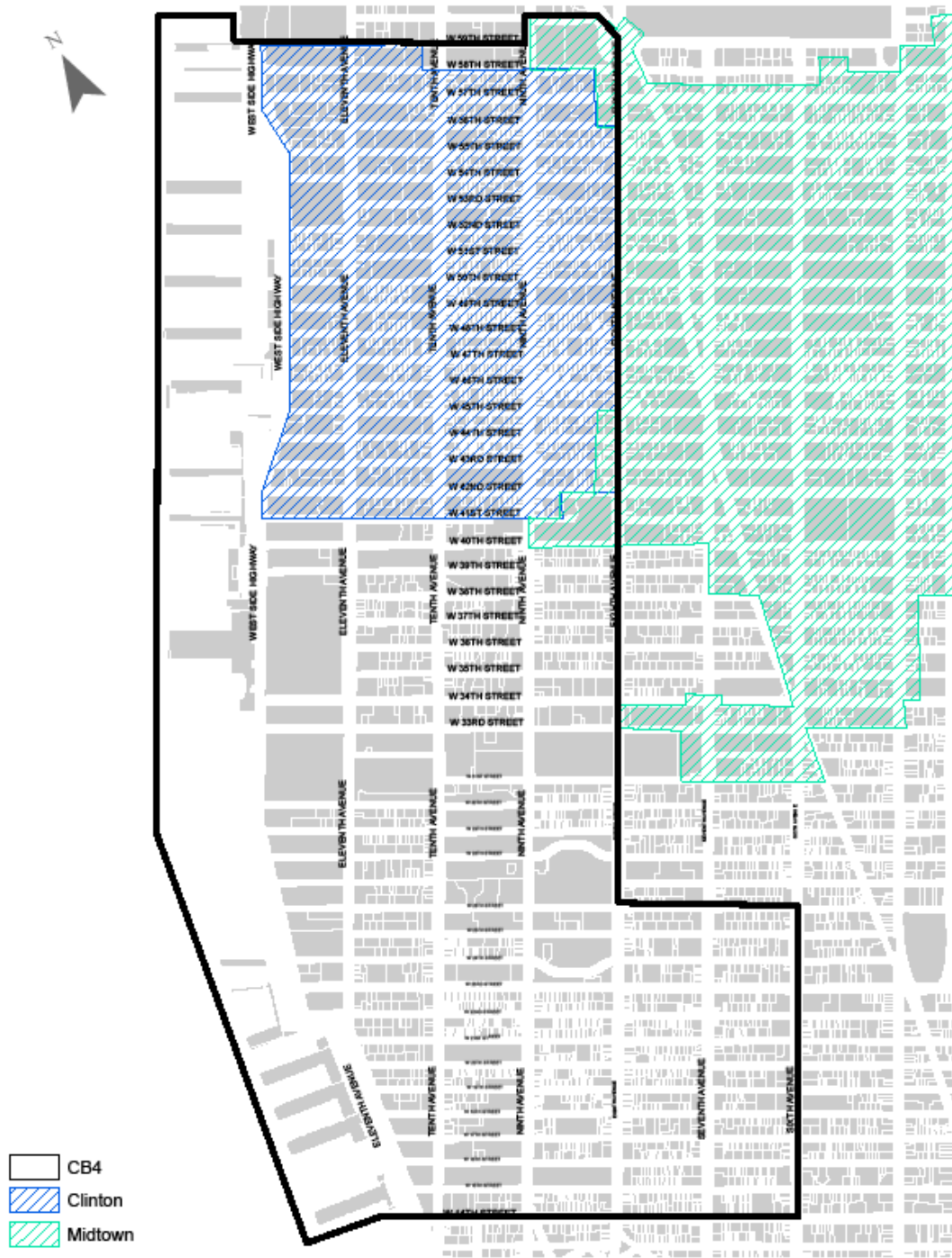
1974

CB4  
Clinton

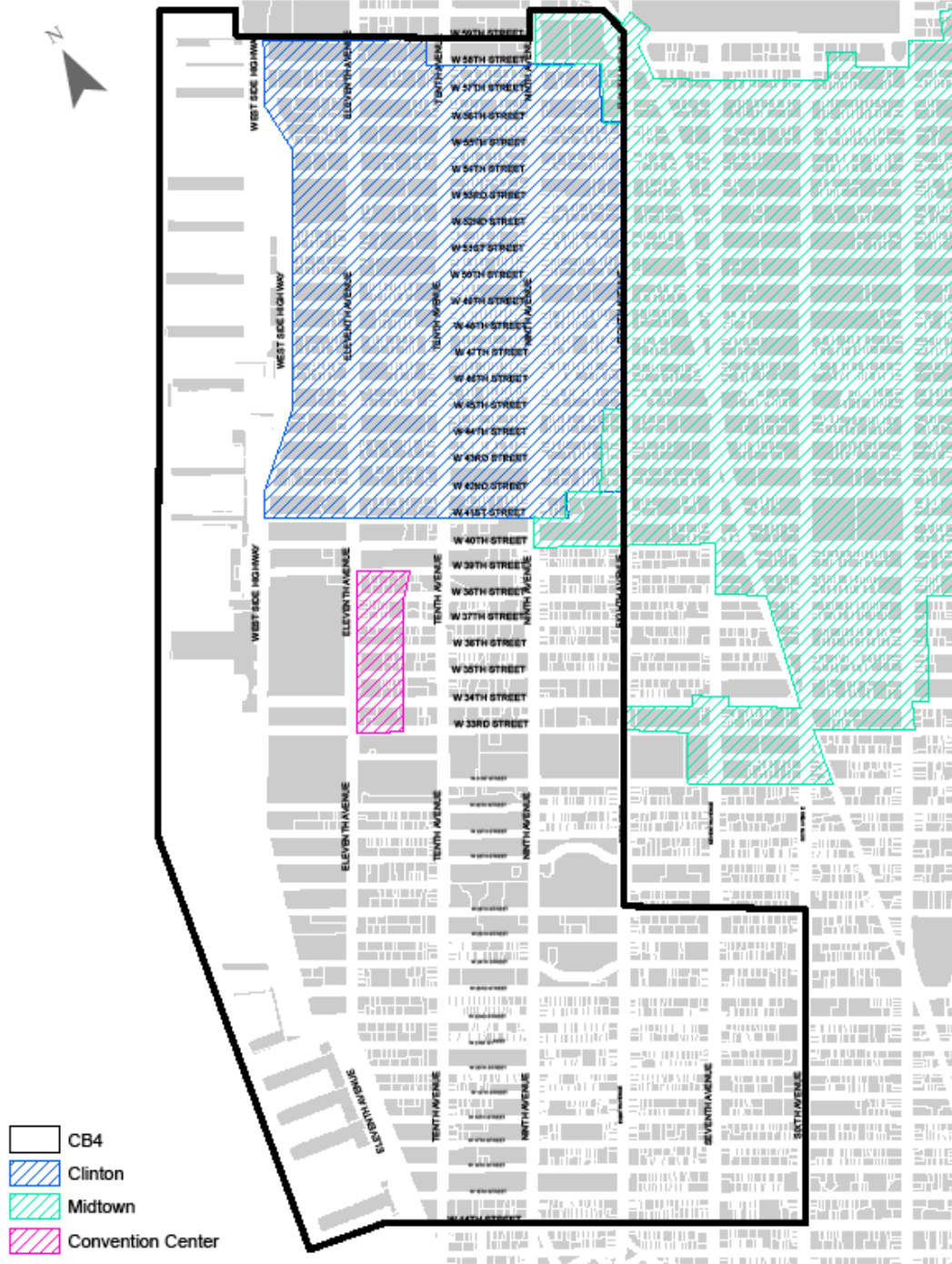




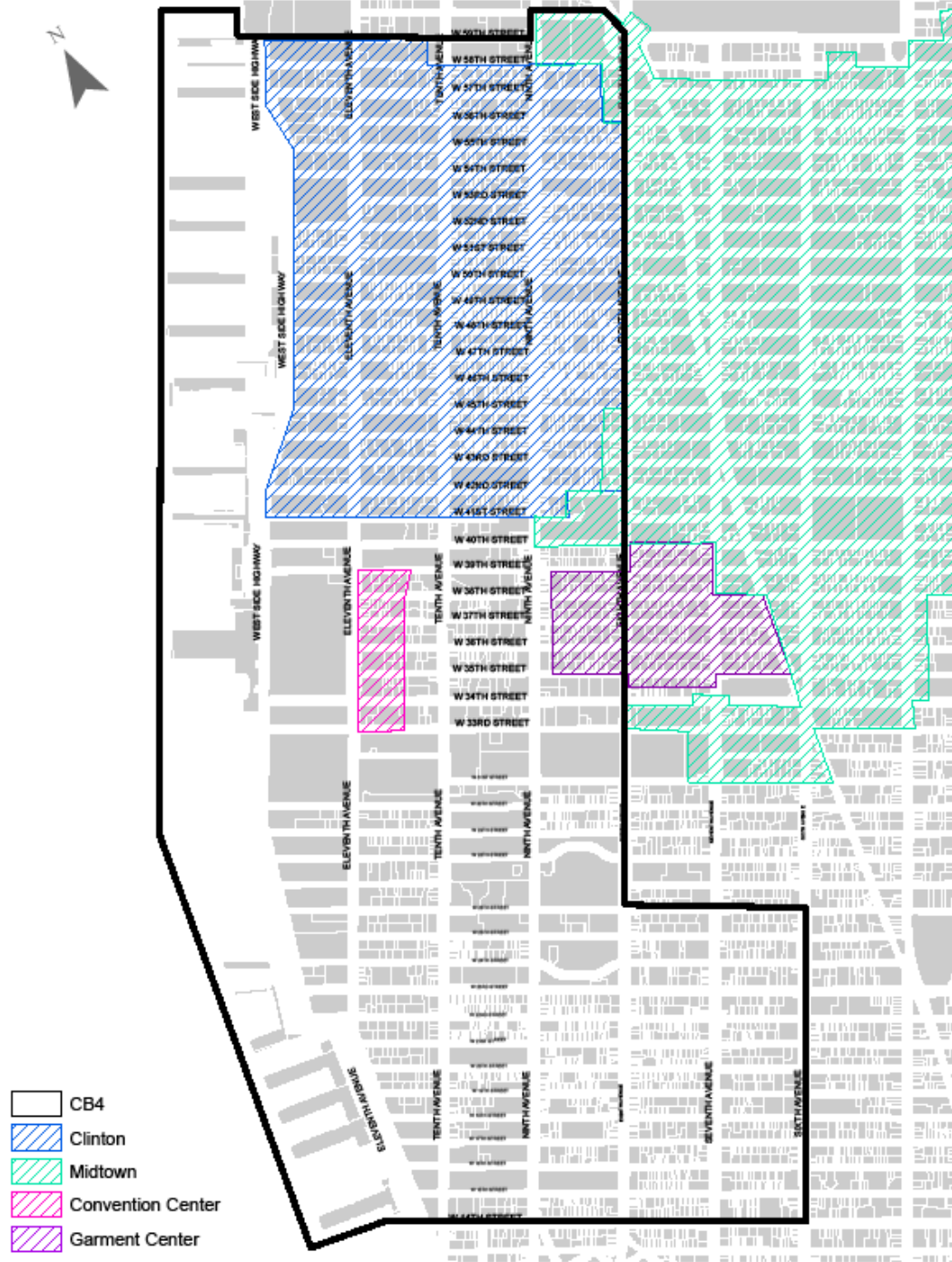
1982



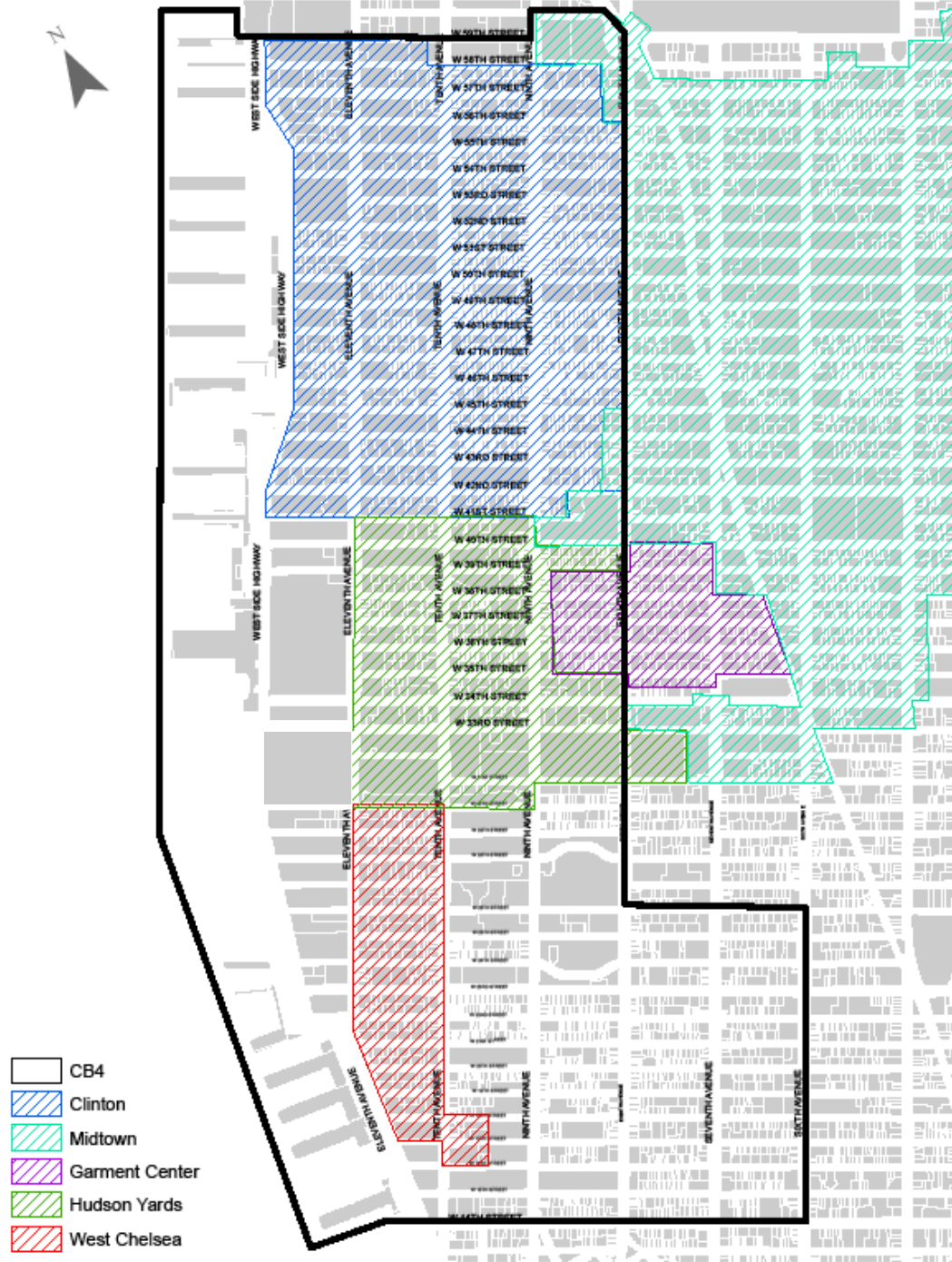
1986



1987



2005





2009

- 
- CB4
  - Clinton
  - Midtown
  - Garment Center
  - Hudson Yards
  - West Chelsea

# Reason for Adoption of Special Districts

- **Clinton**
  - Response to proposed convention center on West 44<sup>th</sup> Street piers
- **Midtown**
  - Compromise over the transfer of development rights for Broadway theaters
- **Jacob K. Javits Convention Center**
  - Mapped to upzone and promote development on 11<sup>th</sup> Avenue opposite the convention center
- **Garment Center**
  - Commitment to unions from Times Square redevelopment
- **Hudson Yards**
  - City desired to expand the central business district west and build a stadium. Design elements of Hudson Yards all relate to the stadium that was never built.
- **West Chelsea**
  - Promote development on the West Side and find a legal mechanism to prevent court challenges to the High Line Park development

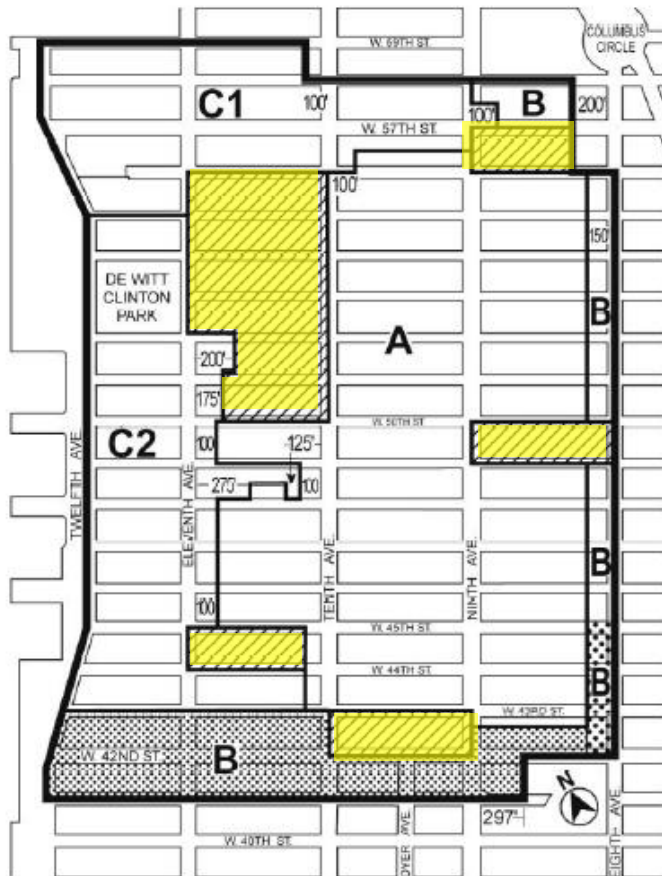


# CLINTON SPECIAL DISTRICT



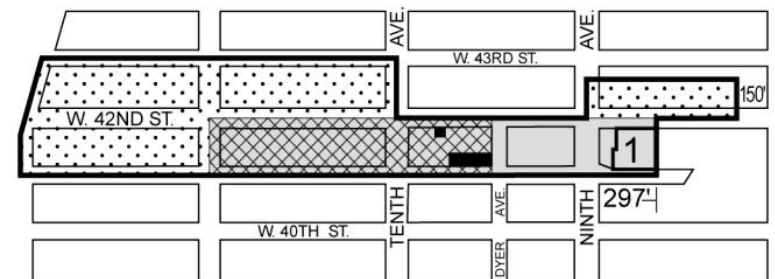


# CLINTON SPECIAL DISTRICT MAP



- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
  - Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (**See map below**)
  - Portion of Perimeter Area B also subject to Article VIII, Chapter I (*Special Midtown District*)
- C** Other Areas (Northern Subarea C1, Western Subarea C2)
- Excluded Area

## 42nd Street Perimeter Area



- Subarea 1 of 42nd Street Perimeter Area
- Subarea 2 of 42nd Street Perimeter Area
  - Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies
- Site 1** Where Special Parking Regulations apply (**See Inset**)



# Purpose

(§ 96-00)

- Preserving and strengthening the residential character of the community;
- Retaining the low rise character of the neighborhood;
- Maintaining a broad mix of incomes; and
- Ensuring that the community is not adversely affected by new development.

# Sub Areas

- Preservation Area (Area A)
- Perimeter Area (Area B)
- Other Areas (Area C)
  - Northern Subarea C1
  - Western Subarea C2
- Excluded Areas

# Preservation Area (Area A)



# Preservation Area (Area A)

- No demolition or partial demolition permits for residential buildings unless legally unsafe
- Alterations allowed only with a Certificate of No Harassment (CoNH)
- Height Limits—between 66 and 99 feet
- Density limited to 4.2 FAR
- New buildings and alterations must have at least 20% two bedroom units



# Preservation Area (Area A)

- Midblock:
  - Height – maximum 66 feet or 7 stories, whichever is less.
- Ninth and Tenth Avenues:
  - Street walls – maximum of 66 feet
  - Height – Maximum 85 feet, up to 99 feet by Special Permit

# Perimeter Area (Area B)



# Perimeter Area (Area B)

- Runs along 8th Avenue from West 56<sup>th</sup> Street to West 42<sup>nd</sup> Street
- High density, high rise, residential or commercial development, demolition permitted
  - Base FAR of 10, Bonusable to 12 with Inclusionary Housing, no other bonuses allowed
  - Certificate of No Harassment Required
- Along West 42<sup>nd</sup> Street Perimeter Area there are additional requirements (150 feet west of 8<sup>th</sup> Avenue to 12<sup>th</sup> Avenue)
  - Retail continuity requirement
  - Floor Area Bonus up to 15 FAR for New Theater Use (only between West 42<sup>nd</sup> Street, Dyer Avenue, West 41<sup>st</sup> Street and 11<sup>th</sup> Avenue)

# Certificates of No Harassment and Cure Requirements

- Certificates of No Harassment are issued by HPD after publication and an investigation
- If there is finding of harassment, the Cure for Harassment is 28% of the floor area of the existing buildings or 20% of the floor area of the entire site to be developed\*. The Cure % must produce low income housing (up to 80% AMI) in perpetuity via deed restriction

\*whichever is greater



# Other Areas

- Northern Subarea (C1)
  - All of the blocks in the Other Areas north of West 55th Street
- Western Subarea (C2)
  - All of the blocks in the Other Areas south of West 55th Street
- Maximum Building Height of 135 feet
- Required street wall of 50 - 95 feet

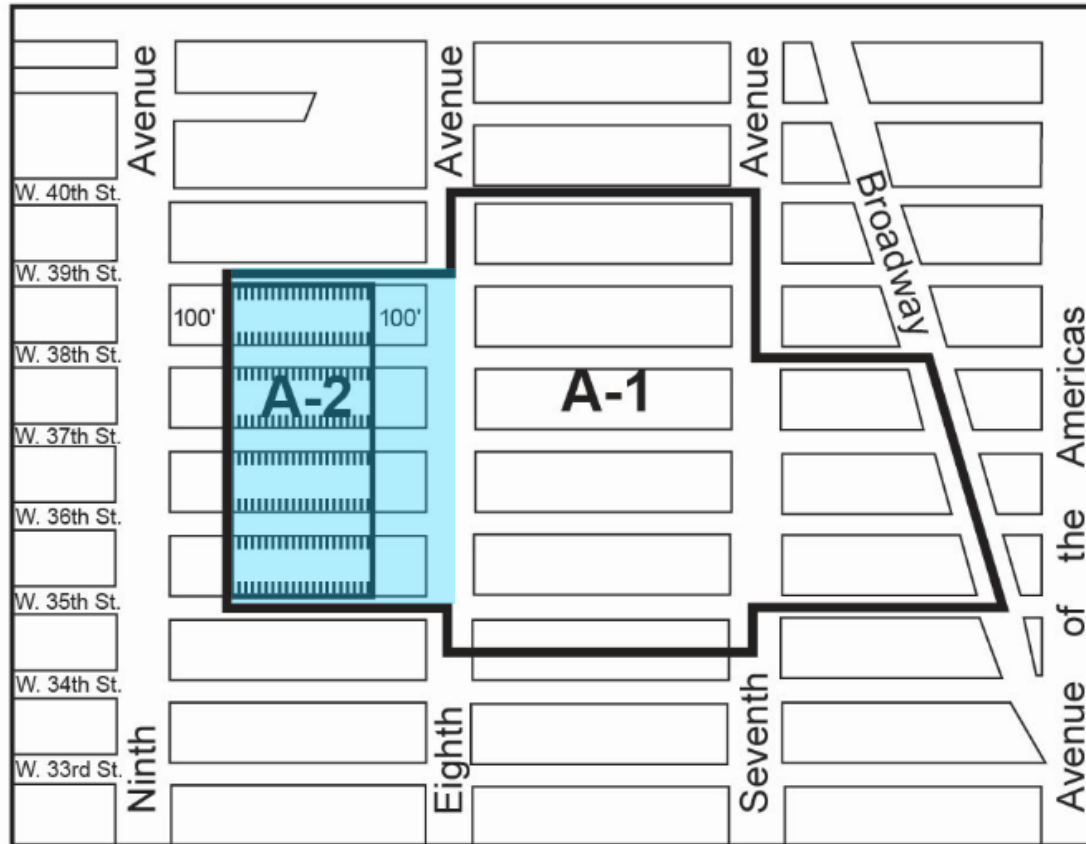
# Excluded Areas

- Clinton Urban Renewal Area – West 50<sup>th</sup> Street to West 56<sup>th</sup> Street, 10<sup>th</sup> to 11<sup>th</sup> Avenues
- Worldwide Plaza (former Madison Square Garden Site) – West 49<sup>th</sup> to West 50<sup>th</sup>, 8<sup>th</sup> to 9<sup>th</sup> Avenues
- Manhattan Plaza – West 42<sup>nd</sup> to West 43<sup>rd</sup> Streets, 9<sup>th</sup> to 10<sup>th</sup> Avenues
- Parc Vendome – West 56<sup>th</sup> to West 57<sup>th</sup> Streets
- ECF Site (now PS 51/Gotham) – West 44<sup>th</sup> to West 45<sup>th</sup>, 10<sup>th</sup> to 11<sup>th</sup> Avenues

# SPECIAL GARMENT CENTER DISTRICT



# Special Garment Center District Map

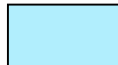


— #Special Garment Center District#

A-1 Garment Center Subdistrict A-1

A-2 Garment Center Subdistrict A-2

||||| #Street Wall# required pursuant to 121-42 (a)



Portion located in Community Board 4



# Purpose

(§ 121-00)

- Retail adequate wage and job-producing industries within GC
- Provide an opportunity for apparel production and showroom space in designated areas of the Garment Center
- Preserve a variety of types of space for a diversity of businesses that service the Garment Center and the city
- Recognize the unique character of the western edge of the Special District as integral to the adjacent Special Hudson Yards District
- Establish an appropriate urban scale and visual character within the Garment Center
- Promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.

# Preservation Areas

- **Area A-2**

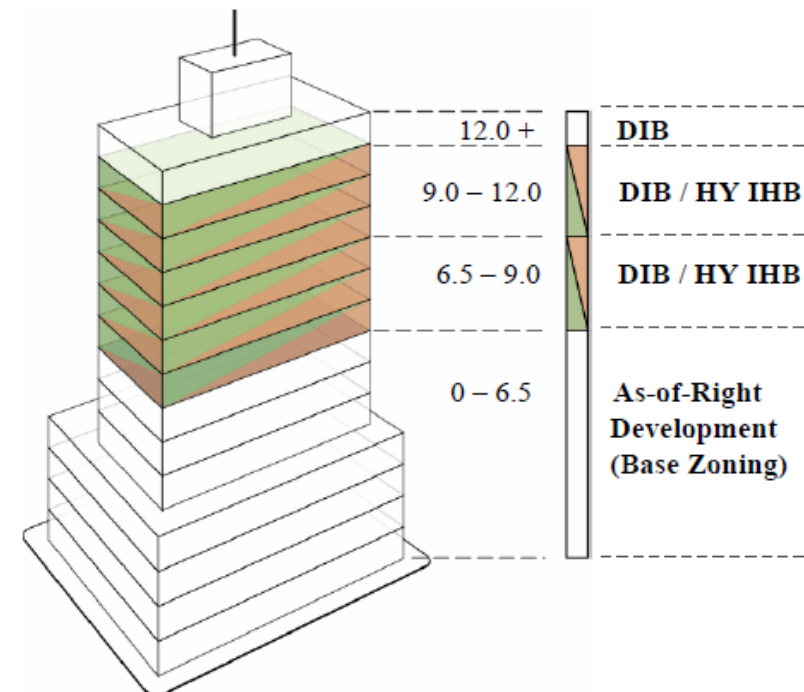
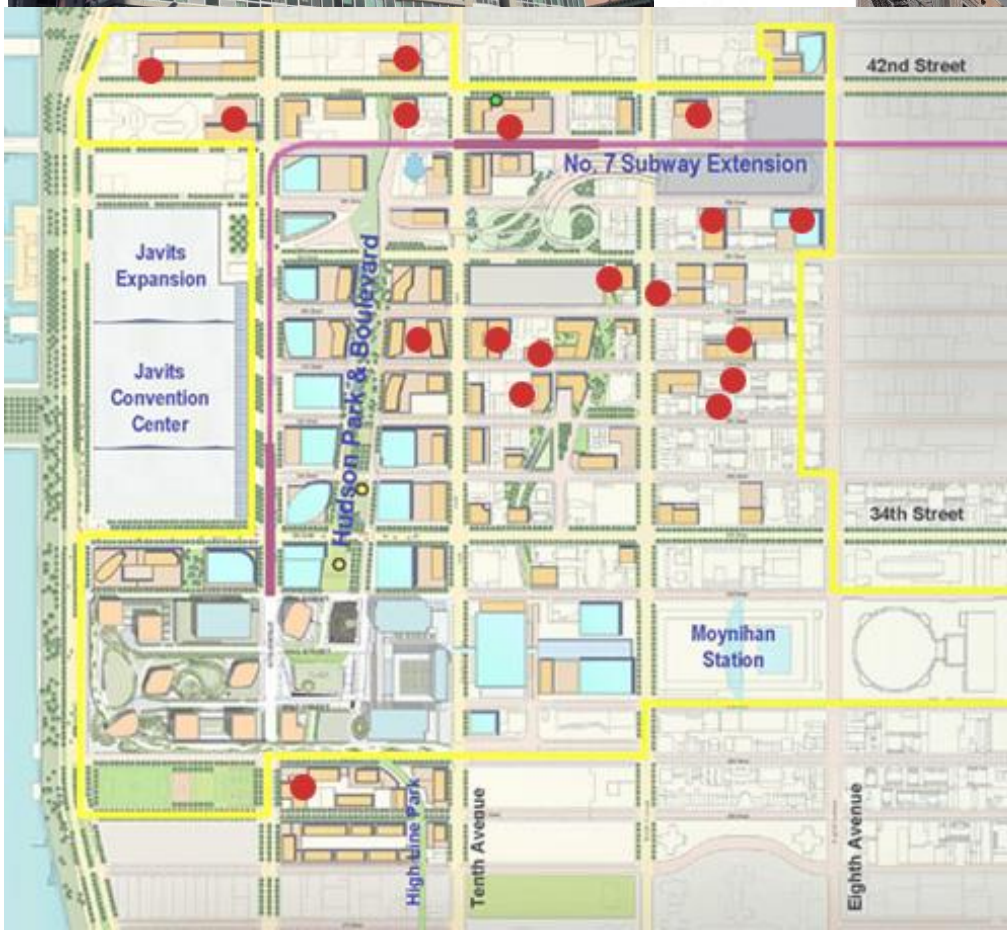
- As-of-right conversions to office or residential space are allowed in buildings with less than 70,000 square feet.
- In buildings with more than 70,000 square feet, conversion is allowed as long as building owners set aside the requisite space.
- As part of the Hudson Yards Rezoning (2005)
  - Can now build new residential and commercial buildings
  - Inclusionary Housing Designated Area

# **As part of the Hudson Yards Rezoning (2005)**

- Street walls required at the street line and extending along entire street frontage
- Street walls rise without setback to a minimum of 80 feet and maximum of 90 feet, unless neighboring buildings are significantly taller or shorter
  - Maximum Building Height of 250 feet
- Can now build new residential and commercial buildings
- Inclusionary Housing Designated Area

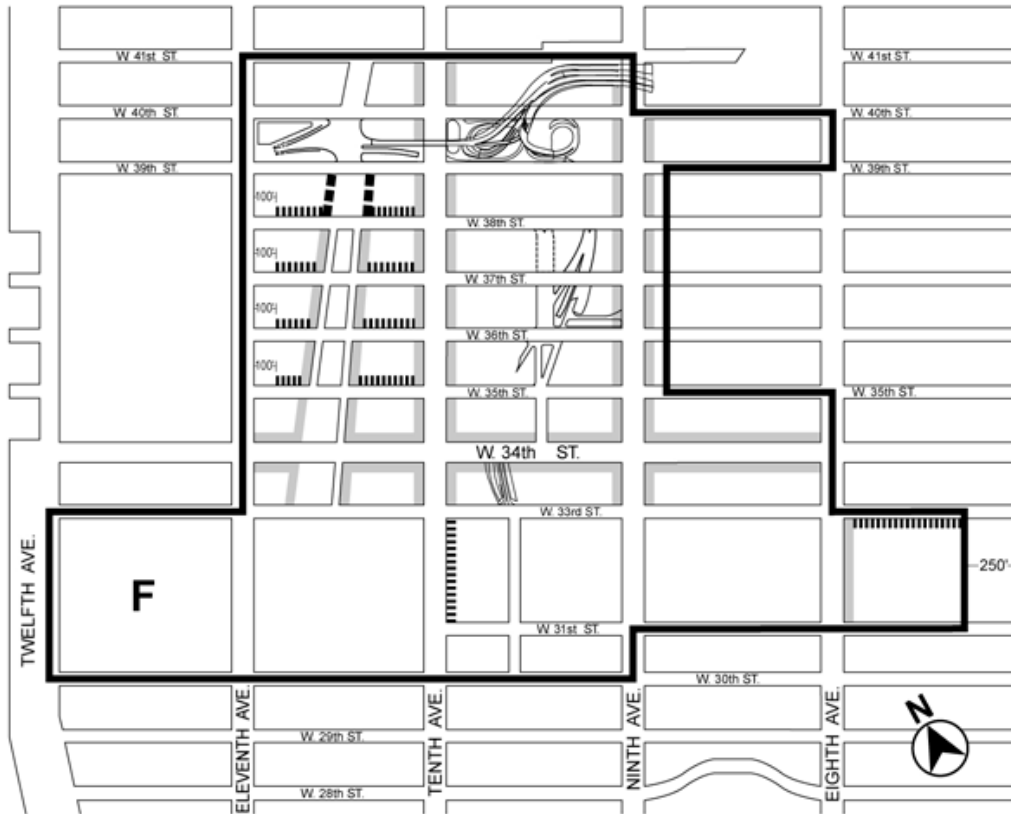


# SPECIAL HUDSON YARDS DISTRICT

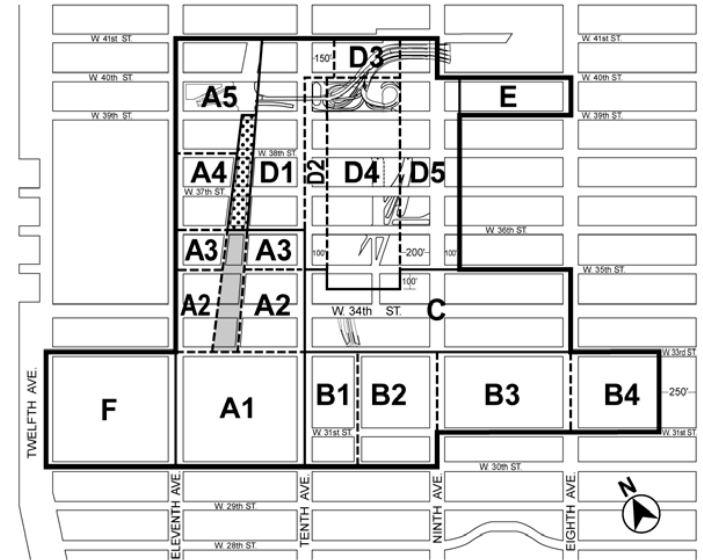




# Special Hudson Yards District Map



- Special Hudson Yards District**
- 100% Retail and Glazing Requirement**
- 50% Retail and Glazing Requirement**
- Glazing Requirement Only**
- F** Subdistrict F (See Map 8 for Mandatory Ground Floor requirements)



- Special Hudson Yards District**
- Subdistricts**
- Subareas within subdistricts**
- Phase 1 Hudson Boulevard and Park**
- Phase 2 Hudson Boulevard and Park**

## Large-Scale Plan Subdistrict A

- Eastern Rail Yards Subarea A1
- Four Corners Subarea A2
- Subareas A3 through A5

## Farley Corridor Subdistrict B

- Western Blocks Subarea B1
- Central Blocks Subarea B2
- Farley Post Office Subarea B3
- Pennsylvania Station Subarea B4

## 34th Street Corridor Subdistrict C

- Hell's Kitchen Subdistrict D**
- Subareas D1 through D5

## South of Port Authority Subdistrict E

## Western Rail Yard Subdistrict F

# Purpose

(§ 93-00)

- Provide opportunities for substantial new office development;
- Encourage new housing development on the Far West Side;
- Facilitate a subway extension and the creation of a new boulevard; and
- Provide new publicly accessible open space.

# Key Features

- Establishment of HYIC and HYDC
- Establishment of Pilots for Commercial Development
- District Improvement Fund Bonus -- **\$134.63** per sq. foot
- Transfer of Development Rights from ERY
- Mapping new Hudson Park and Boulevard
- Extension of the #7 subway line
- Ground Floor Retail
- Street Trees
- Sidewalk Widening
- Inclusionary Housing Bonus

# Sub Districts

## **Large-Scale Plan Subdistrict A**

Eastern Rail Yards Subarea A1

Four Corners Subarea A2

Subareas A3 through A5

## **Farley Corridor Subdistrict B**

Western Blocks Subarea B1

Central Blocks Subarea B2

Farley Post Office Subarea B3

Pennsylvania Station Subarea B4

## **34th Street Corridor Subdistrict C**

## **Hell's Kitchen Subdistrict D**

Subareas D1 through D5

## **South of Port Authority Subdistrict E**

## **Western Rail Yard Subdistrict F**



# Sub District Purposes

- **Hell's Kitchen**
  - Allows new residential development in midblocks between 9<sup>th</sup> and 10<sup>th</sup> Avenues
- **Tenth Avenue Corridor**
  - Transition from lower to higher density (6.02 to 12 FAR)
- **Commercial Core – 34<sup>th</sup> to 41<sup>st</sup>, 11<sup>th</sup> Avenue**
  - New office buildings along new boulevard and park (FAR 33 -- densest zoning in the city)
- **34<sup>th</sup> Street Corridor**
  - Reinforce existing residential and commercial uses
- **Farley Corridor**
  - Office development and 32<sup>nd</sup> Street as pedestrian corridor

# Western Rail Yard Subdistrict F

- Development Sites 1-6
- Street wall, building height, floor plate, and tower regulations
- Tower Top Articulation
- Relationship of Sites to High Line Park
- Public open space
  - Western Open Space
  - Central Open Space
  - Southwest Open Space

	Farley Corridor Subdistrict B				34th St Corridor Sub district C	Hell's Kitchen Subdistrict D			South of Port Auth. Sub district E
Subarea	Western Blocks	Central Blocks	Farley Post Office	Penn. Stn.		Subarea D1	Subarea D2	Subarea D3	
ROW A Basic maximum #floor area ratio# for #non- residential buildings#	<u>10.0</u> total 10.0 C 2.0 CF	<u>12.0</u> total 12.0 C 2.0 CF	<u>10.0</u> total 10.0 C 2.0 CF	<u>10.0</u> total 10.0 C 2.0 CF	<u>10.0</u> total 10.0 C 10.0 CF	<u>7.5</u> total 2.0 C 7.5 CF	<u>7.5</u> total 2.0 C 7.5 CF	<u>7.5</u> total 6.0 C 7.5 CF	<u>10.0</u> total 10.0 C 2.0 CF
ROW B Basic maximum FAR for #buildings# containing #residences#	NA	NA	<u>10.0</u> total 10.0 C 6.0 R 2.0 CF	NA	<u>6.5</u> total 6.5 C 6.5 R 6.5 CF	<u>6.5</u> total 2.0 C 6.5 R 6.5 CF	<u>6.5</u> total 2.0 C 6.5 R 6.5 CF	<u>7.5</u> total 6.0 C 7.5 R 7.5 CF	NA
ROW C Maximum FAR through special #floor area# increases pursuant to Section 93- 30,inclusive, Inclusionary Housing Section 93- 23,inclusive, or Section 74-79, inclusive, as applicable.	<u>21.6</u> total 21.6 C 6.0 R 2.0 CF	<u>19.0</u> total 19.0 C 4.0 R 2.0 CF	NA	<u>19.5</u> total 19.5 C 2.0 CF	<u>13.0</u> total 13.0 C 12.0 R 12.0 CF	<u>15.0</u> total 3.0 C 12.0 R 12.0CF	<u>13.0</u> total 3.0 C 12.0 R 12.0CF	<u>12.0</u> total 7.5 R 7.2 C 12.0CF	<u>18.0</u> total 18.0 C 3.0 R 2.0 CF

C = Commercial FAR

CF = Community Facility FAR

R = Residential FAR

Purpose:

Why is Hudson Yards important to the city's future?

*New York has a long history of meeting great challenges.* It is a history of planning during recessions and building during booms. In fact, it was exactly one century ago that Park Avenue was an open rail yard spewing smoke and soot. In response, the state legislature mandated the construction of Grand Central Station, one of the greatest train terminals in the world. Streets and development parcels were built around open rails yards and within thirty-years, the area was lined with some of most impressive buildings in the city, including the Waldorf Astoria.

In 1900, New York City invested in the infrastructure that created the world's greatest central business district. A century later, New York City is poised to make a similar investment to transform the Hudson Yards into a vital urban center.



Looking south towards Grand Central, circa 1900



Looking south towards Grand Central, circa 1913



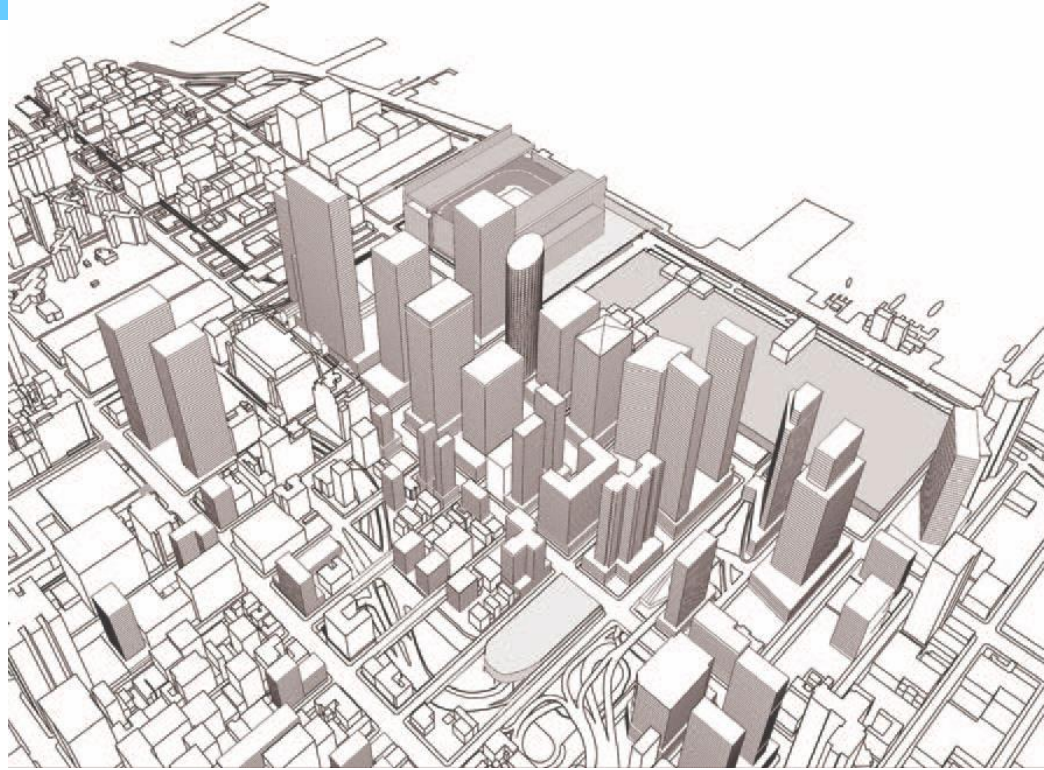
Photo: NY Jets

Aerial photo of Hudson Yards today

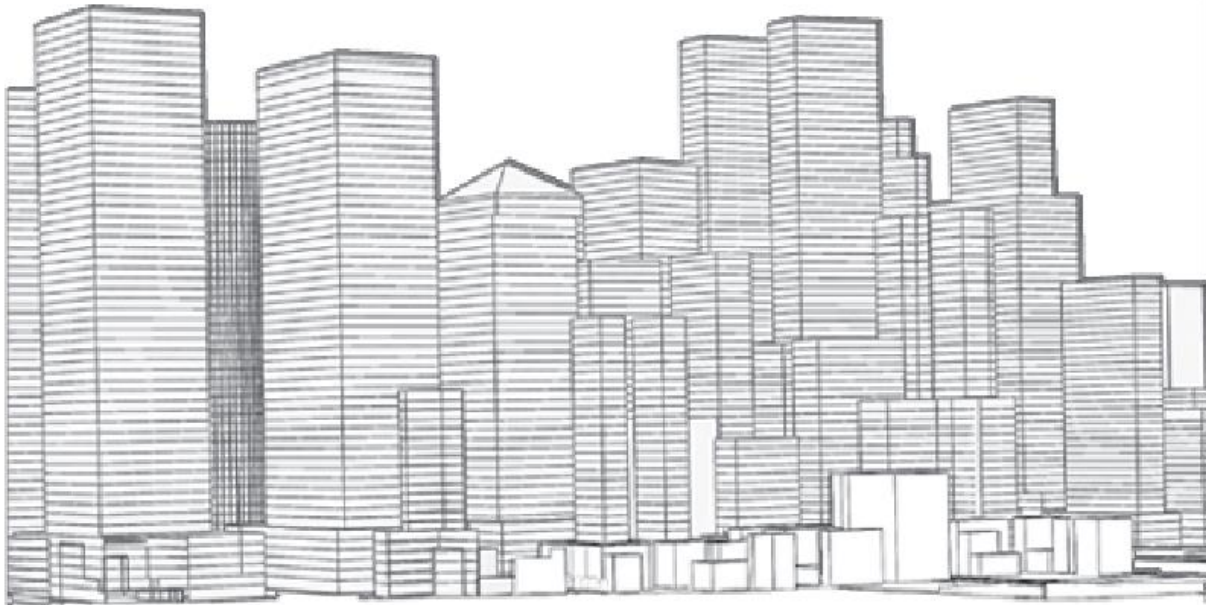


Aerial photo of Park Avenue, circa 1935





# Renderings of Fully Built Out Hudson Yards

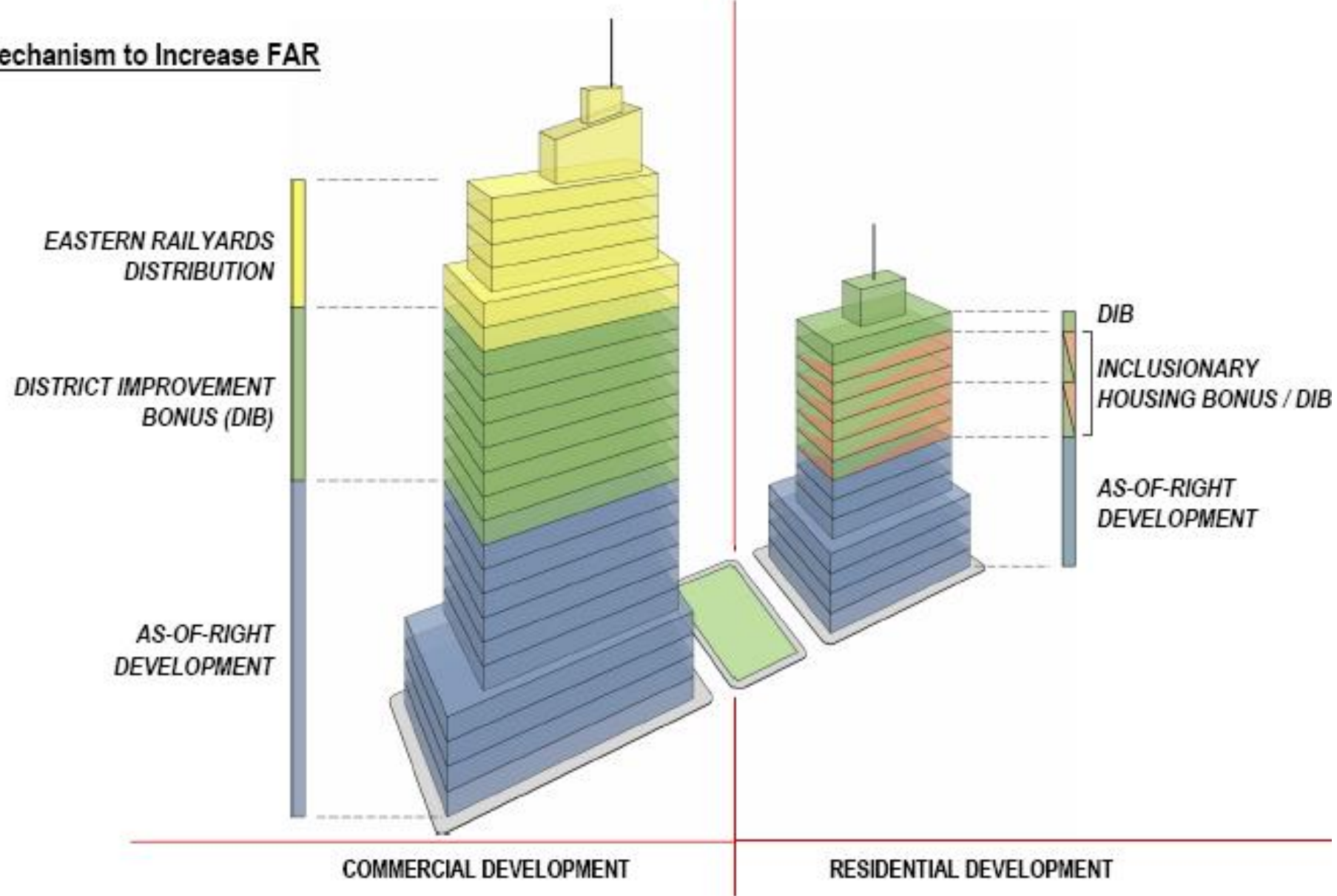


# Maximum FAR





Mechanism to Increase FAR

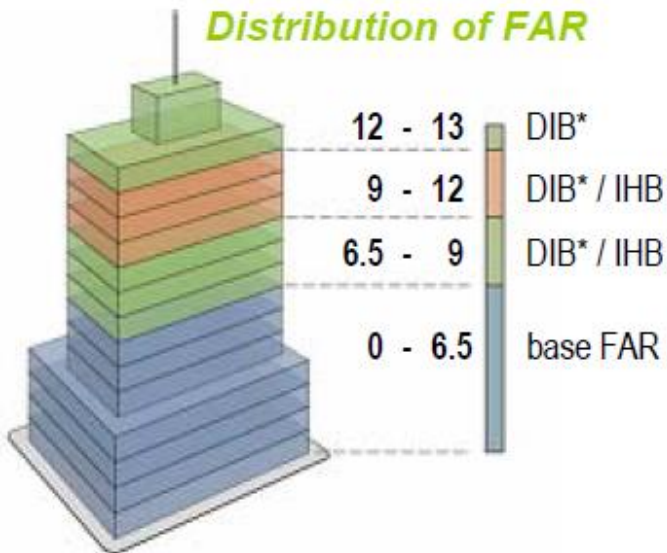


# Site 735A

East side of Tenth Avenue between West 37<sup>th</sup> and 38<sup>th</sup> streets



Existing conditions, looking northeast from 10<sup>th</sup> Avenue and West 37<sup>th</sup> Street



**Block/Lot:** 735/1,6,7,8,9,65

**Zoning:** C2-8

**Total Lot Area (SF):** 38,049

**Max. FAR:** 13.0

**Max. ZFA (SF):** 494,637

**Base FAR:** 6.5      **Bonus FAR:** 6.5      **ERY Transfer FAR:** NA

**Ownership:** All lots are privately owned by one entity

**Assemblage required:** No

**Design Controls:** ground floor retail and transparency, street trees, required street wall

**Parking Requirement:** approximately 109 spaces

**Height Limits:** None

**Site Attributes:** Convenient access to future mass transit and Javits Convention Center; accommodates mixed-use development

**Site Challenges:** No major challenges



*Suggested Site*

\*Or transfer of air rights from Phase II of Blvd

DIB: District Improvement Bonus; IHB: Inclusionary Housing Bonus



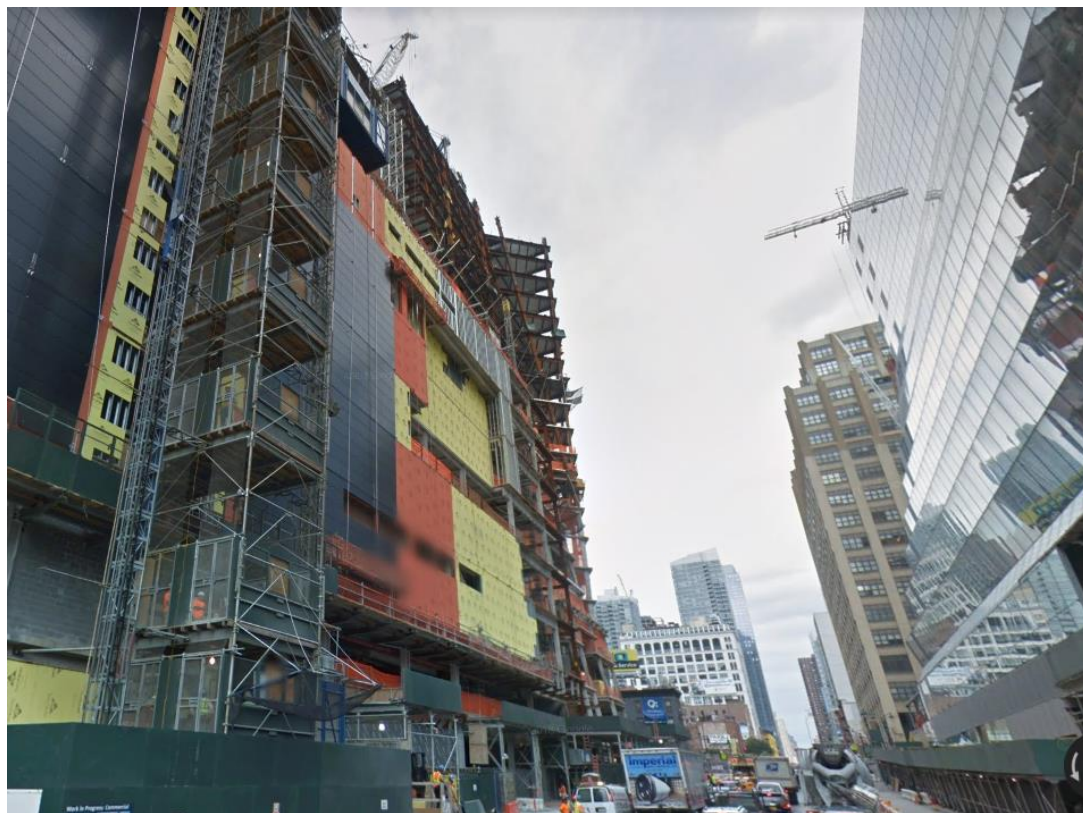


# Hudson Yards





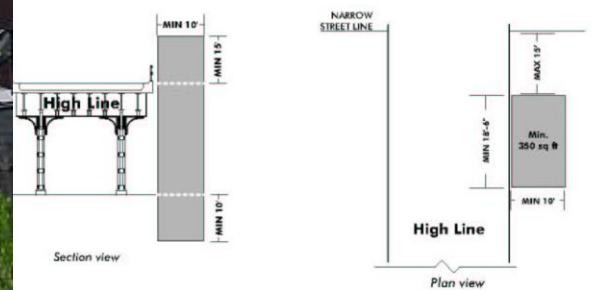
# Hudson Yards



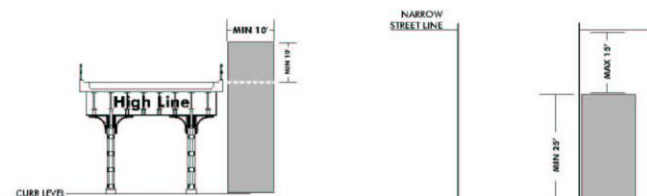




# SPECIAL WEST CHELSEA DISTRICT

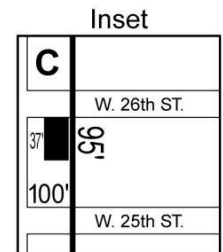
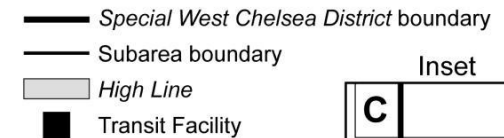
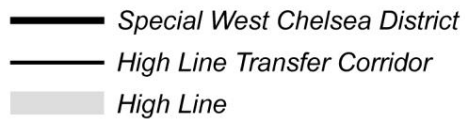


ACCESS EASEMENT VOLUME





## Sub Areas



# Purpose

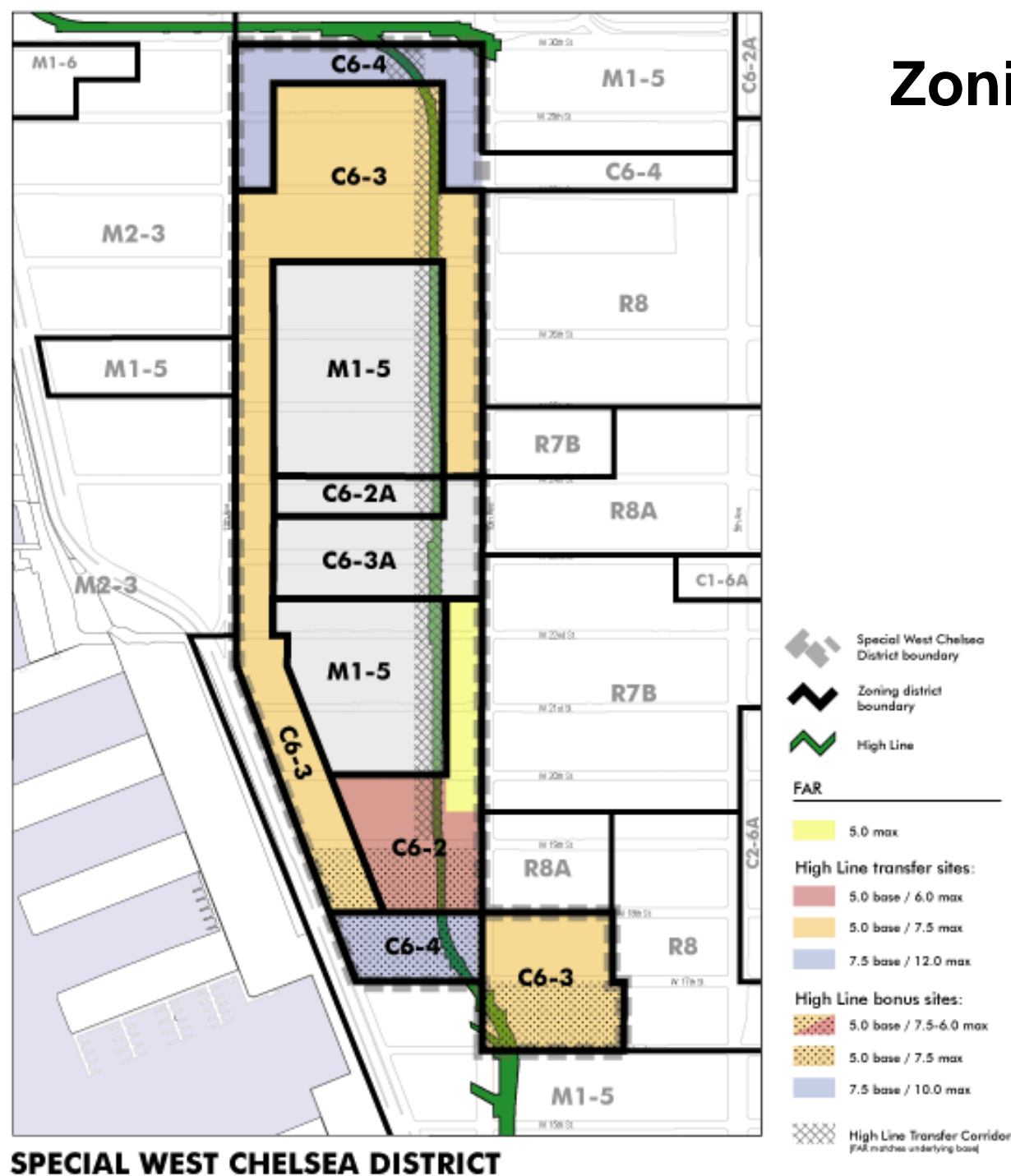
(§ 98-00)

- Area bounded generally by Tenth and Eleventh Avenues from West 30th Street south to West 16th Street, established to:
  - Provide opportunities for new residential and commercial development; and
  - Facilitate the reuse of the High Line elevated rail line as a unique public open space.

# Subdistricts

- A
- B
- C
- D
- E
- F
- G
- H
- I

# Zoning



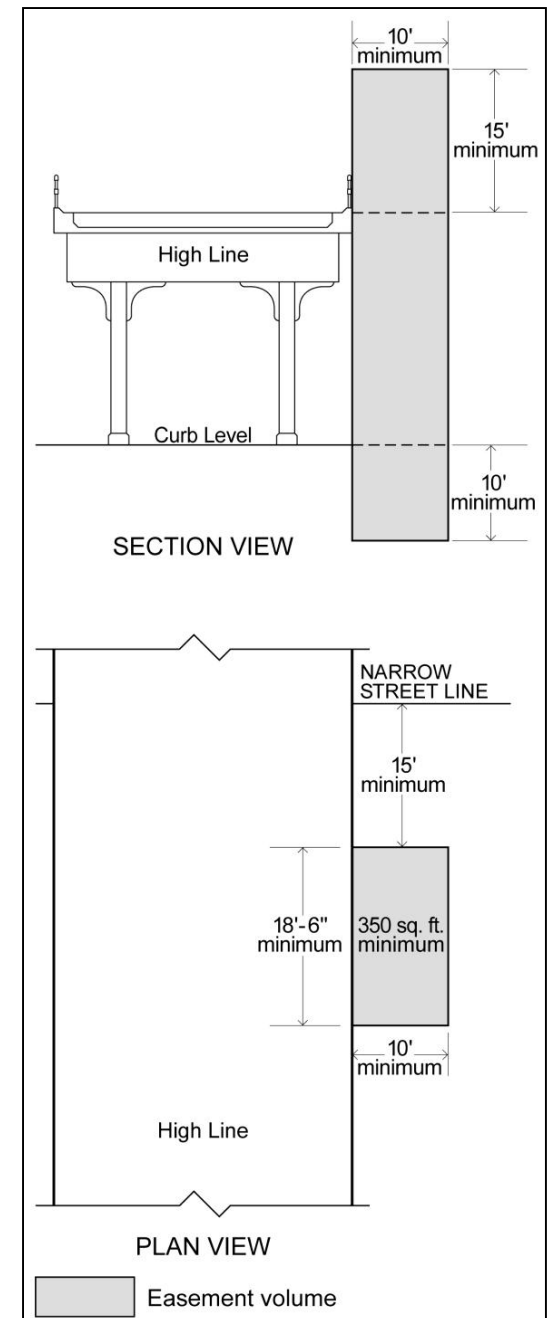
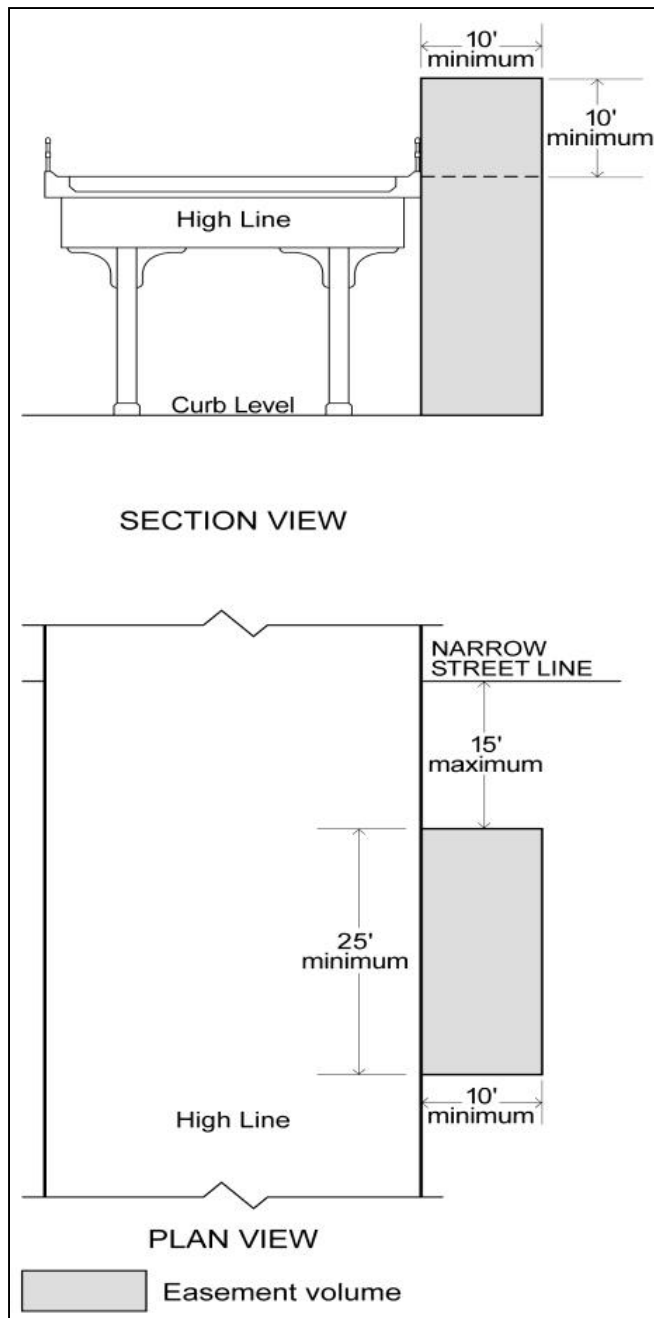


# Key Features

- High Line Development Rights Transfer
- Highline Improvement Bonus
- Highline Improvement Fund
- Inclusionary Housing Bonus in Designated Areas
  - C6-3 and C6-4 Districts within Subareas A through D, and Subarea I

# High Line Benefits

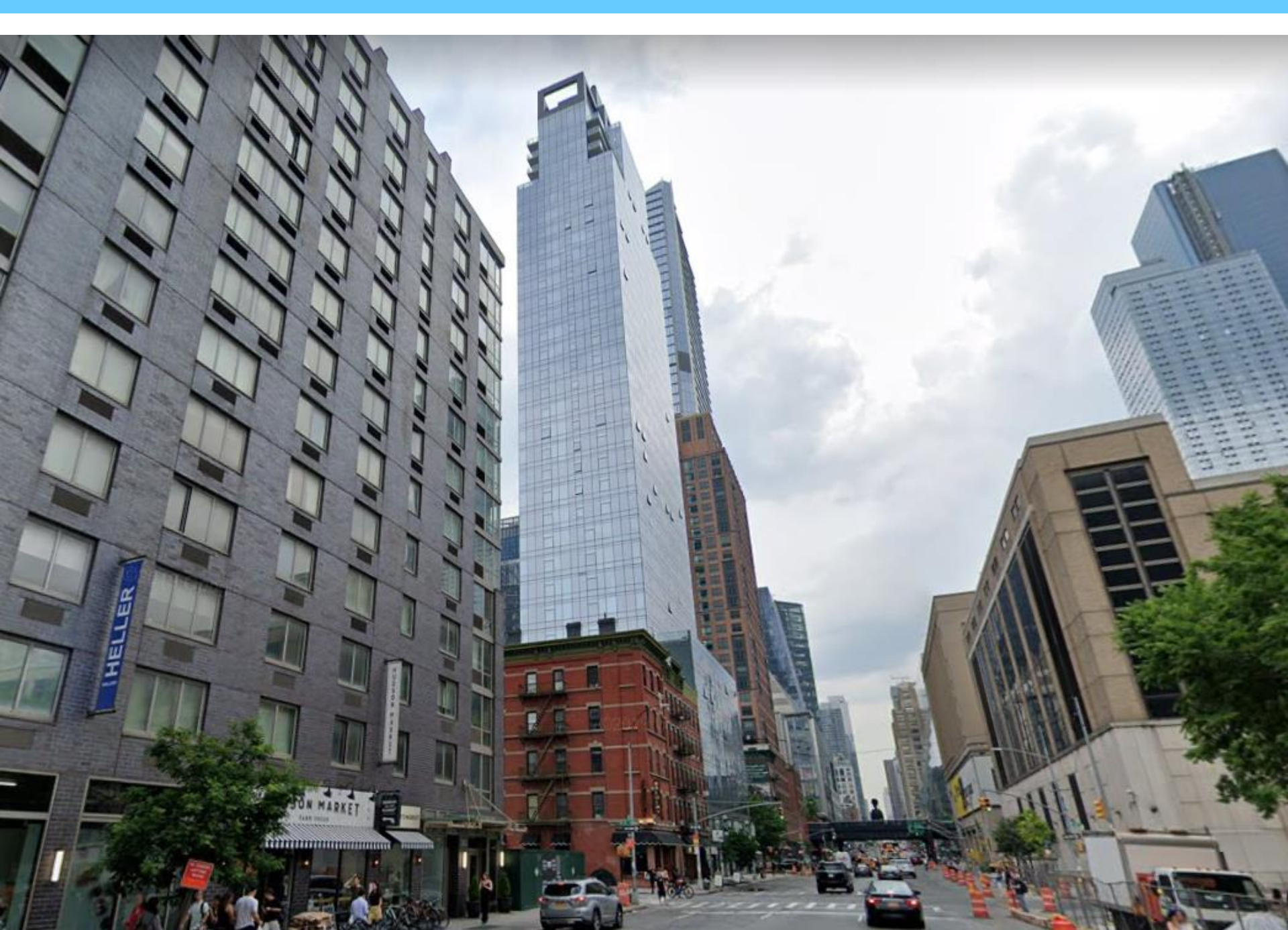
- **High Line Transfer Corridor**--enables the transfer of development rights from properties over and immediately west of the High Line to permit light and air to penetrate to the High Line and preserve and create view corridors
- **Highline Improvement Bonus** —Mandates specific Highline Improvements for Subareas D, E, G, H, and I in exchange for an increased FAR
- **Highline Improvement Fund**— For some zoning lots within Subarea C, FAR may be increased to 7.5 if a payment has been made to the High Line Improvement Fund



## Maximum FAR

Sub-area	Basic #floor area ratio# (max)	in FAR from #High Line Transfer Corridor# (98-30)	Increase in FAR with #High Line# Improvement Bonuses (98-25)	Inclusionary Housing		Permitted #floor area ratio# (maximum)
				FAR required to be transferred <sup>1</sup> (minimum)	Increase in FAR for Inclusionary Housing Program (98-26)	
A	6.5	2.65	— <sup>2</sup>	2.65	2.85	12.0
B	5.0	2.5	— <sup>2</sup>	1.25	1.25	7.5
C	5.0	2.5	NA	1.25	1.25	7.5
D <sup>5</sup>	5.0	2.5 <sup>3</sup>	2.5 <sup>3</sup>	1.25	1.25	7.5
E	5.0	1.0 <sup>3</sup>	1.0 <sup>2,3</sup>	NA	NA	6.0
F	5.0	NA	NA	NA	NA	5.0
G	5.0	1.0 <sup>3</sup>	1.0 <sup>3</sup>	NA	NA	6.0
H	7.5	NA	2.5	NA	NA	10.0
I	5.0	2.5	NA	1.25	1.25	7.5
I <sup>4</sup>	5.0	NA	2.5	NA	NA	7.5

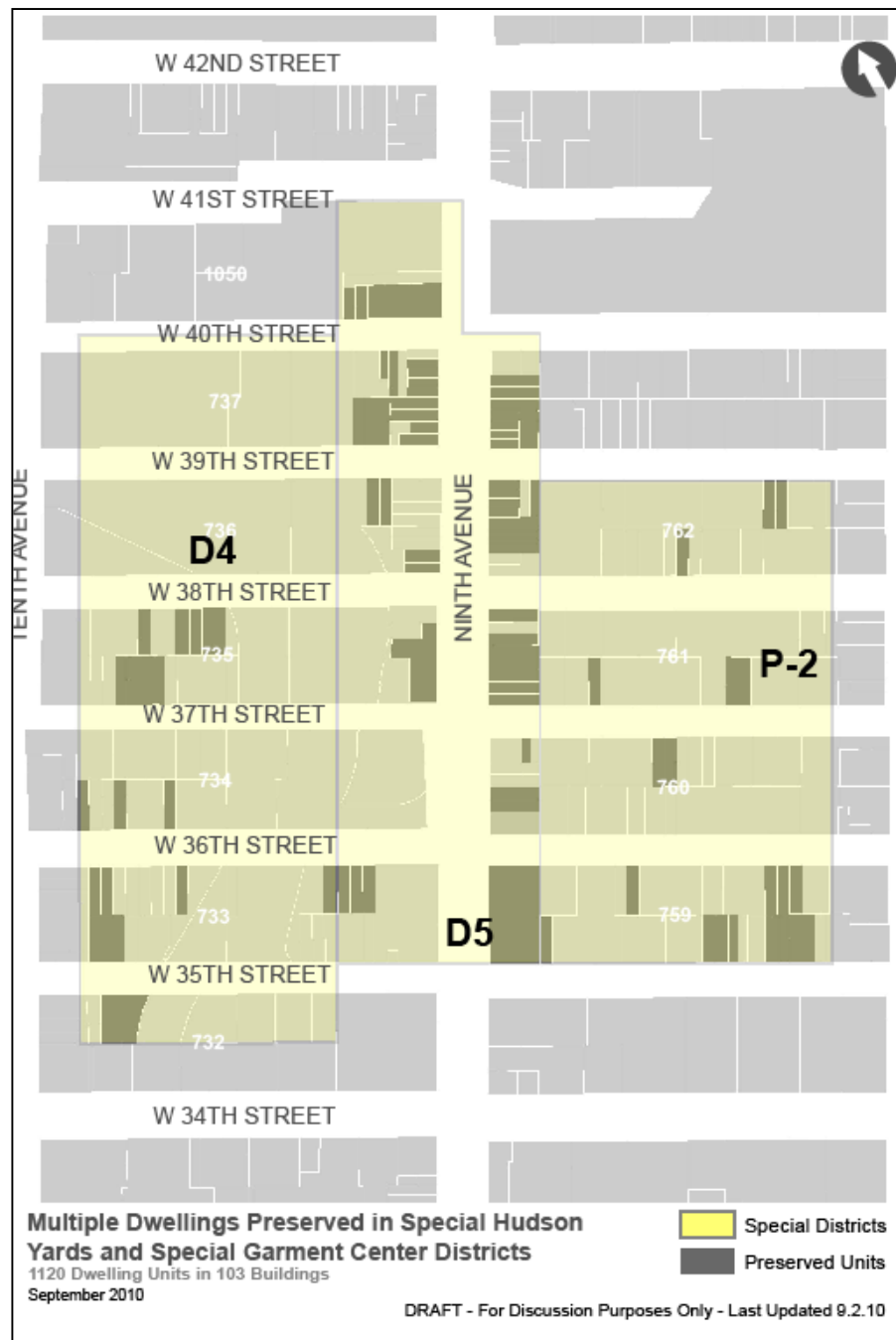








# **DEMOLITION RESTRICTION**





# Demolition Restriction

## West 35<sup>th</sup> Street





# Demolition Restriction Ninth Avenue





# Demolition Restriction

## West 17<sup>th</sup> and West 29<sup>th</sup> Streets

